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Contact **Virtual Office**

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Loft Office 6  
The Woodmill Lifestyle Centre  
Vredenburg Road  
Devonvallei  
Stellenbosch  
7600



SOLE MANDATE

Web Ref RL12335



**R9,540,000**

 5  4  2

**Monthly Bond Repayment** R98,470.77  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R930,076.00 **Bond Costs** R84,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,686

### BEACH IS THE WORD!!

\*\*\*\*\*SOLE MANDATE\*\*\*\*

This is a house built in the 80's with great features for that time. Good structure for a renovator to make your dreams reality. Double story house with a lot of potential by adding plenty of personality with pops of colour.

Views that will take your breath away, overlooking Seal Island and Mossel Bay right on the Blue flag beaches of Hartenbos where the waves are rippling gently.

A stairway welcomes you to the front door and invites you to enter the comfortable lounge area. From the lounge you have an enclosed veranda with sea views. You will find 3 bedrooms on the top floor. Main bedroom has an en-suite bathroom with shower, toilet and basin. There is an enclosed braai area with build in braai and and gorgeous views of the beach! A kitchenette next to the braai area.

Lower level greets...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 5  
Bathrooms 4  
Kitchens 3  
Recep. Rooms 3

#### Exterior

Garages 2  
Carports / Parkings 4  
Pool No

#### Sizes

Floor Size 260m<sup>2</sup>  
Land Size 636m<sup>2</sup>

