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7600



SOLE MANDATE

Web Ref RL15402



**R10,950,000**

**Monthly Bond Repayment** R113,024.63  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,091,327.00    **Bond Costs** R89,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,140

 4     3.5     2

### Designed for modern living and entertainment.

Exclusive Sole Mandate.

Discover this beautifully designed family home in the prestigious suburb of Hermanus Heights, where coastal and countryside living converge. Situated between the scenic Klein River mountains and a lush golf course, this home offers easy access to top-rated schools, a state-of-the-art gym, the Fernkloof hiking trails, the Saturday Country Market, the vibrant town centre, and pristine beaches—all just minutes away.

The inviting entrance hall opens to a versatile reception room, currently used as a therapy space but ideal as a cosy family or TV room. The home's spacious layout includes a large formal lounge, a dining room with a fireplace, and a braai room complete with a bar area. All these rooms flow seamlessly onto a covered patio with a built-in braai, perfect for indoor-outdoor entertaining and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	405m <sup>2</sup>
Land Size	805m <sup>2</sup>