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SOLE MANDATE

Web Ref RL2468



**R3,395,000**



**Monthly Bond Repayment** R35,042.80  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R207,997.00    **Bond Costs** R45,955.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R625

### FAMILY HOME FOR SALE WITH FLATLET AND DOMESTIC QUARTERS

WALKING DISTANCE TO THE BEACH!!

\*EXCLUSIVE SOLE MANDATE\*

Urban Index is proud to introduce you to your new home. Situated only a block from the beach, well-known tidal pools and opposite a green belt. Reebok is a popular area, safe, quiet and close to all important amenities.

This property offers:

Main House:

- 2 Bedrooms with BIC and laminated flooring
- 2 Bathrooms
- Spacious lounge and dining area
- Open plan kitchen
- Outside braai area
- Large yard with a beautiful well-kept garden
- FLAT with kitchen, small lounge and dining area, 1 Bedroom with bathroom, own small yard (separate entrance) - ideal for rental income
- DOMESTIC quarters with 2 rooms and 1 bathroom that can easily be converted (with a little bit of TLC) into an additional flat for

### Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Carports / Parkings	4
Bathrooms	3	Dom. Accom.	1
Kitchens	1	Pool	No
Recep. Rooms	2		
Furnished	No		
			Floor Size 202m <sup>2</sup>
			Land Size 617m <sup>2</sup>