

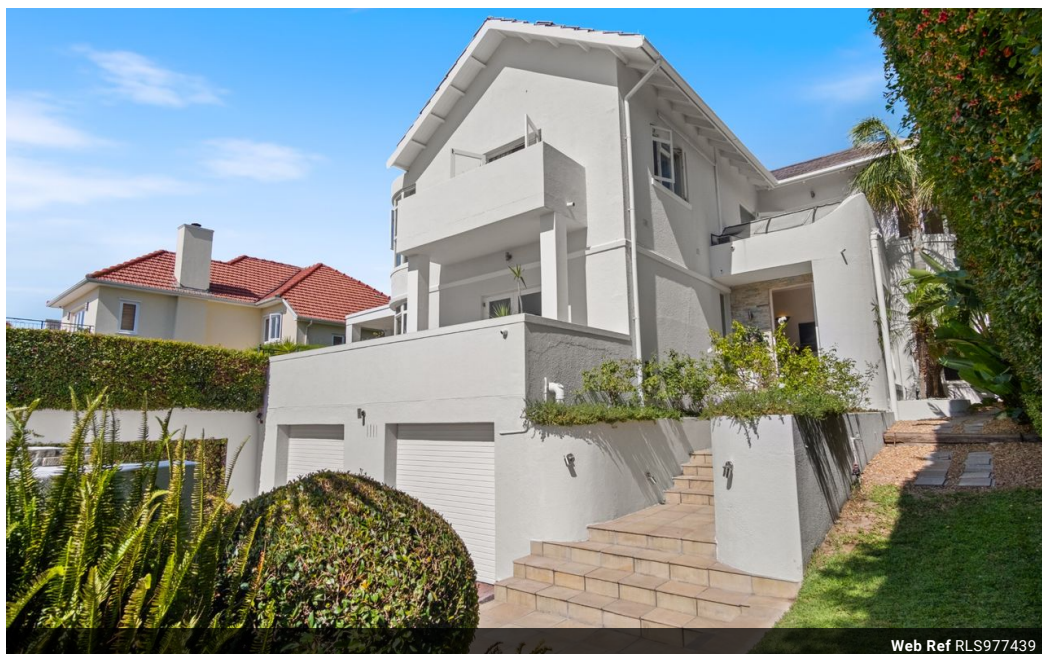


**Karen Lurie**  
083 655 2095  
karen.lurie@seeff.com

Contact Sea Point

021 4349175

Medical Centre  
1 Kloof Rd  
Sea Point  
Cape Town  
8005



Web Ref RLS977439



### R20,500,000

🚗 4 🚿 3.5 🏠 2

**Monthly Bond Repayment** R208,121.94

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R2,337,371.00 **Bond Costs** R132,285.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R8,400

## Magnificent Family Home

### PRIME FRESNAYE LOCATION

Nestled in a quiet road in sought-after Fresnaye, this exceptional home offers a perfect blend of luxury, comfort and outdoor living.

The open plan kitchen, dining and living areas flow seamlessly onto a wrap-around verandah overlooking a sparkling pool and lush manicured gardens. Expansive TV room/ play room leads to sunny outside patio.

The upstairs features four bedrooms, with three boasting stunning sea views. The bright and sunny main en-suite, along with the second en-suite bedroom both open to private balconies - the ideal spots to unwind and enjoy the sea views. A generously sized third bathroom caters to the third and fourth bedrooms, with the option to transform the fourth bedroom into a versatile study or dedicated work from home space.

Brimming with warmth and charm this inviting home...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	2
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	332m <sup>2</sup>
Land Size	711m <sup>2</sup>

