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UNDER OFFER



SOLE MANDATE

Web Ref RLS978401



**R9,495,000**

**Monthly Bond Repayment** R98,006.29

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R925,126.00 **Bond Costs** R84,785.00

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

**Monthly Rates** R3,600

 3  2  1

Sought -After Trafalgar Square

EXCLUSIVE SOLE MANDATE

Looking for the perfect home in the heart of Sea Point? This light and bright free-standing house offers the best of coastal living with modern comforts!

Experience the feeling of high ceilings combined with modern, stylish finishes, this 3 bedroomed home offers plenty of room for the whole family. The light-filled interior flows effortlessly onto the front and back outdoor spaces, perfect for entertaining.

This home is fitted with air conditioners in all 3 bedrooms, and no need to worry about load shedding as it comes with a high tech inverter system.

The two bathrooms (mes) have heated towel rails and modern upmarket finishes.

A secure lock-up garage with additional tandem off-street parking and a separate laundry room that doubles up as a storeroom, caters for all your needs.

Living on...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Land Size	296m <sup>2</sup>
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