



**Vanessa Deacon**

Non-Principal Property Practitioner  
Registered with PPRA  
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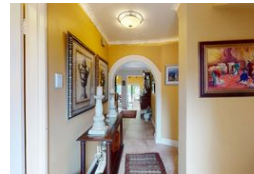
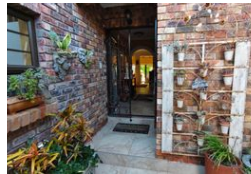
Contact Harcourts Summerton

041 581 4363

127 Prospect Road  
Walmer  
Port Elizabeth  
6070



Web Ref RL39004



### R3,400,000

3 2.5 2

**Monthly Bond Repayment** R35,094.41

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R208,547.00 **Bond Costs** R45,955.00

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

**Monthly Levy** R2,613.6 **Monthly Rates** R2,875.6

### Luxury, Space & Sustainability - The Perfect Duplex Awaits!

If you're ready to embrace a stylish, low-maintenance lifestyle without compromising on space, privacy, or luxury, this exquisite 3-bedroom duplex in the heart of Humewood is the perfect fit. Nestled in a secure and well-established complex, this home offers generous living areas and high-end features, all in a prime location.

Designed for comfort and entertainment, the expansive lounge and dining area flow seamlessly onto a patio and beautifully manicured private garden. Stacker doors invite natural light and fresh sea air inside, while a modern gas fireplace adds warmth and charm.

The open-plan kitchen is a chef's dream, complete with two eye-level ovens, a gas hob, and a separate scullery/laundry. The interlocking double garage is tiled and fitted with ample cupboard space for effortless organisation.

Main bedroom...

### Features

**Pets Allowed** Yes

Interior	
Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

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

Sizes	
Floor Size	280m <sup>2</sup>

