



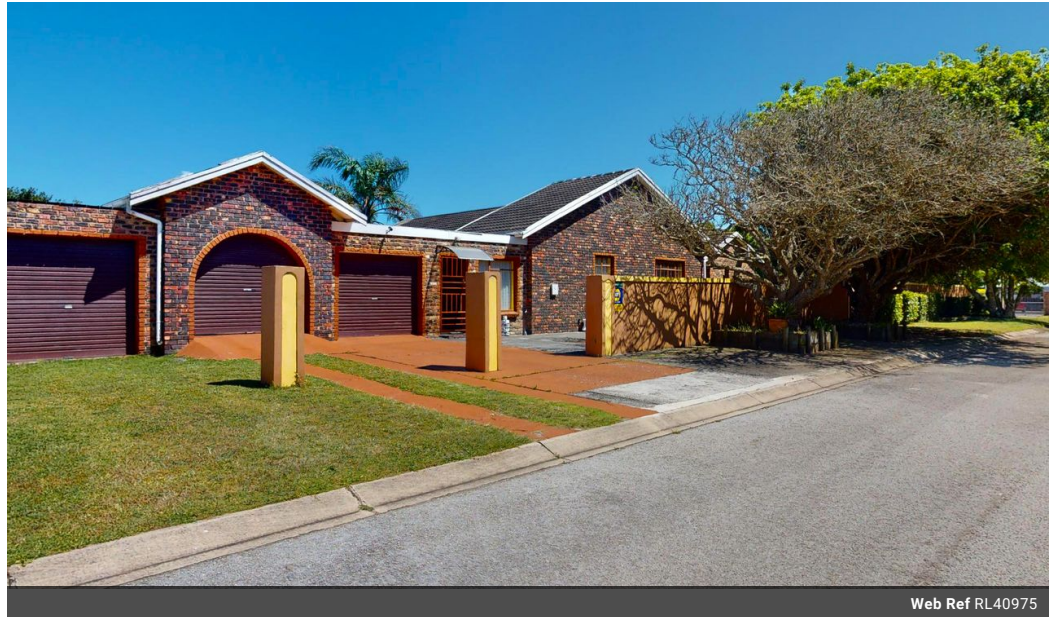
**Caeden Bartosch**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
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127 Prospect Road  
Walmer  
Port Elizabeth  
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Web Ref RL40975



### R1,650,000

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**Monthly Bond Repayment** R16,751.28

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R52,453.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R1,750

### Big, Bold & Full of Possibilities – Family Home with a Flatlet in Sherwood

Looking for a home with space, flexibility, and plenty of extras? This one's got it all! Perfect for a growing family, this spacious property in Sherwood comes with a bonus flatlet—ideal for extended family, guests, or even an income-generating rental.

The main house offers 4 bedrooms and 4 bathrooms, so there's no fighting over who gets to shower first! The entertainment area is where the magic happens—an indoor braai, TV room, and lounge make it the perfect spot for weekend get-togethers. Need extra space? The large open-plan area can easily transform into a gym, playroom, home office, or anything your heart desires.

Outside, you'll find plenty of parking—three single garages on remote plus extra off-street space for three more cars. The big backyard is perfect for kids, pets, and summer fun, and a 950L water tank keeps...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	5	Garages	3	Floor Size	480m <sup>2</sup>
Bathrooms	5	Carports / Parkings	3	Land Size	1,048m <sup>2</sup>
Kitchens	3	Security	Yes		
Recep. Rooms	4	Pool	No		
Furnished	No	Views	True		

