



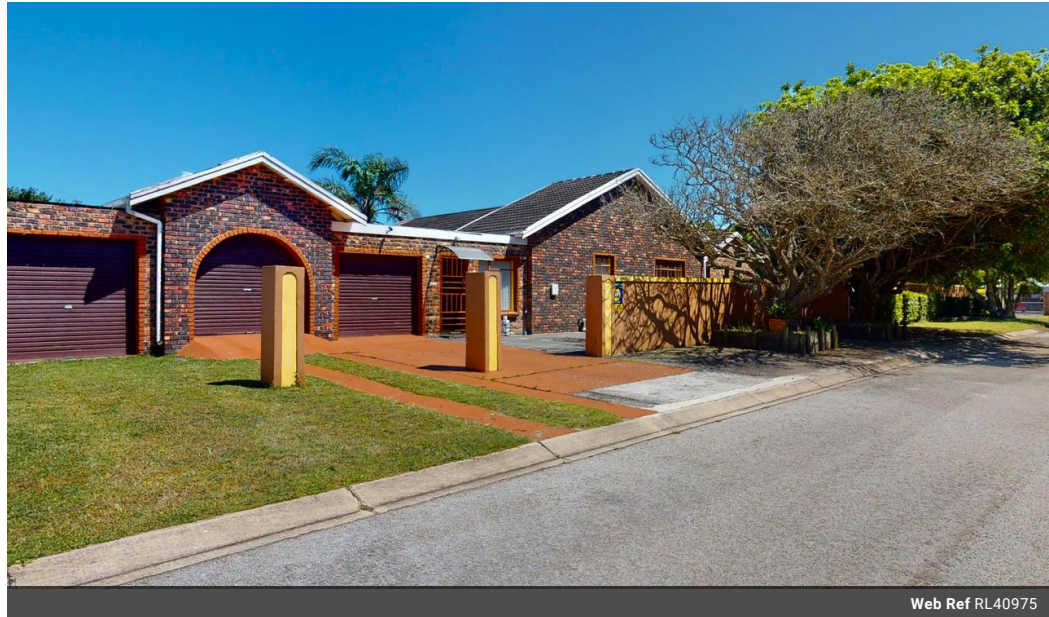
**Caeden Bartosch**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
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127 Prospect Road  
Walmer  
Port Elizabeth  
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Web Ref RL40975



### R1,650,000

5 5 3

**Monthly Bond Repayment** R17,031.11

Calculated over 20 years at 11% 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

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	5
Kitchens	3
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	3
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	480m <sup>2</sup>
Land Size	1,048m <sup>2</sup>

