



**Tamlyn Long**  
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Contact Harcourts Summerton

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127 Prospect Road  
Walmer  
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NO TRANSFER DUTY



SOLE MANDATE

Web Ref RL42980



### R2,450,000

 3  3  2

**Monthly Bond Repayment** R24,873.11

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R111,720.00 **Bond Costs** R38,415.00

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

**Monthly Levy** R3,000 **Monthly Rates** R2,301.8

### Ultra-Modern Family Home with Exceptional Indoor-Outdoor Flow

Welcome to this brand-new, ultra-modern masterpiece, designed with contemporary luxury and effortless living in mind. Boasting a neatly paved entrance, sleek aluminium window and door frames, and exquisite granite-look tiles throughout, this home is the epitome of style and comfort.

Step inside to discover a vast open-plan layout that seamlessly integrates the living, dining, and kitchen areas—perfect for modern family living and entertaining. The lounge features a built-in ceiling fan and flows into the dining space, beautifully divided by a central fireplace that adds both warmth and elegance. A statement light fitting adds flair, leading into an expansive braai room complete with an indoor braai, prep basin, and stack doors that open out to a paved patio and large, fully enclosed garden—ideal for weekend gatherings and...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	200m²
Bathrooms	3	Carports / Parkings	1	Land Size	600m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		

