



**JP O'Connell**  
082 881 1080  
jp.oconnell@dpg.co.za



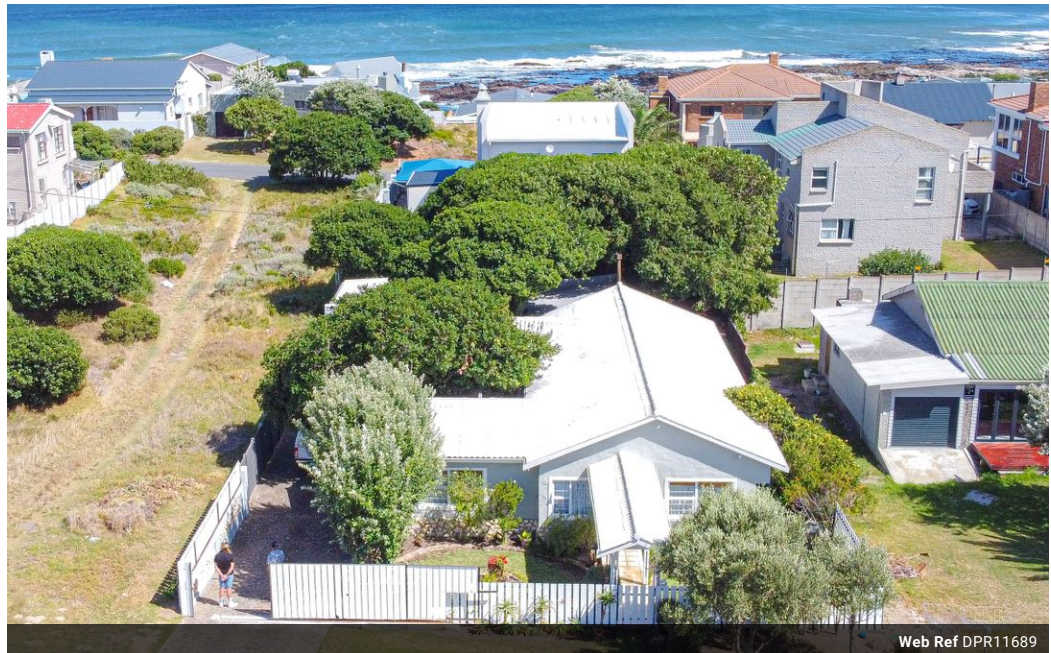
**Elmarie Wepener**  
083 661 8465

elmariewepener@dpg.co.za

Contact **Hermanus**

**083 6618465**

Hoofweg 36  
De Kelders  
Gansbaai  
7220



Web Ref DPR11689



**R2,650,000**

3 4 2

**Monthly Bond Repayment** R27,352.99  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R129,887.00 **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**First class finest**

We welcome to the market a rare gem that stands out above the rest. This property is situated walking distance from the ocean in a sought-after neighborhood.

The first thing we notice about this property is the curb appeal with a manicured garden & big mature trees, wrapping around the home & keeping the wind at bay.

Enter by vehicle into a long 4 car driveway or the walk-in entrance, through the front garden leading into the home. The double garage opens into a coat room with bathroom & your camera monitor setup. This room leads you directly to the second living space.

The second entrance to the house opens with glass sliding doors leading to the kitchen & dining room. The interior is cooled with 4 aircons & heated with an indoor fireplace in the first living room as well as a wood burning fireplace in the second living...

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	2
Bathrooms	4	Carports / Parkings	4
Kitchens	1	Security	Yes
Recep. Rooms	3	Pool	No
Studies	1	Views	True
Furnished	No		
		Land Size	595m <sup>2</sup>

