



**Cheryl Gibbon**  
082 338 4133  
cheryl.gibbon@seeff.com

Contact Somerset West

+27 021 851 4141

163 Main Road  
Somerset West  
7130



SOLE MANDATE

Web Ref RLS964432



### R3,450,000

3 2.5 1

**Monthly Bond Repayment** R35,610.50  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R216,214.00 **Bond Costs** R47,840.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,233 **Monthly Rates** R1,500

Superb opportunity to purchase this pristine 3 bedroom corner property in Somerset Lakes

**EXCLUSIVE SOLE MANDATE** - This beautiful town house offers a sense of serenity and security in this sought after estate which is nestled between the Hottentots Holland mountains and the Atlantic Ocean. Enjoy the privacy this property has to offer as well as stunning mountain and sea views.

As you enter the property you are greeted by a spacious open plan area that seamlessly combines the lounge, dining room and kitchen, opening up to well sized patio with a beautiful manageable garden and built in braai. The wood burning fireplace offers ambience and warmth during the cold winter months. The modern kitchen is spacious, offering plenty of cupboard space featuring Caesarstone counter tops with an electric oven and gas hob.

Three spacious bedrooms upstairs, all with BIC, one en-suite toilet shower and one full bathroom plus a...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	146m <sup>2</sup>
------------	-------------------

#### Extras

Entrance Hall Fireplace Storeroom Guest Toilet Patio Fibre

