



Gail Botha
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Contact Home and Hectare
Eastern Cape

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43B - 6th Avenue
Walmer
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R3,250,000

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Monthly Bond Repayment R33,546.12
Calculated over 20 years at 11% with no deposit.

Transfer Costs R192,047.00 **Bond Costs** R45,955.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R2,770

Prime Location near Pearson High School & Beach!

SOLE MANDATE

This lovely 4-bedroom, 4-bathroom home is ideally located in Summerstrand, just a short walk from Pearson High School and the beach! Offering excellent potential for extended family living or rental income, this home is a family's dream.

Key Features:

- Prime Location - Walking distance to Pearson High School & the beach.
- 4 Bedrooms, 4 Bathrooms - The one section of the house includes 3 bedrooms, 3 bathrooms, while the 4th bedroom en-suite has a private entrance, perfect as a student room or rental unit.
- Spacious Entertainment Room & Braai Area - A massive entertainment space that opens to an indoor/outdoor braai area.
- Formal Lounge - A warm and inviting area for cozy get-togethers.
- Study & Games Room - The games room and study can easily be converted into another guest suite that can have its...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	3
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	No

Sizes

Land Size	1,740m ²
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Extras

Built-in Wardrobes Security Study Walk-in Closet Barbecue Area Air Conditioner Alarm System
Driveway Electric Gate Gas Hob Laundry Scullery Water Tanks

