



**Gerhardt Joubert**  
0718322548  
gerhardt@tfre.co.za

Contact TFRE Gqeberha

041 3602455

236 Cape Road  
Mill Park  
Gqeberha



Web Ref RL6549



**R2,290,000**

🛏 4 🚿 2

**Monthly Bond Repayment** R23,248.74

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R97,538.00 **Bond Costs** R36,530.00

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

**Monthly Rates** R880

### Charming Home in the Serene Suburb of Kabeljous

Step into coastal tranquillity with this delightful home, ideally located within walking distance of the beach in the peaceful suburb of Kabeljous. Tucked away on a quiet street, this property offers comfort, charm, and practical living, making it perfect for families or retirees looking for a serene retreat.

#### Key Features:

Spacious Lounge – Flows seamlessly into the braai room via a large sliding door, perfect for entertaining.

Farm-style kitchen – A warm and inviting space, paired with an open-plan dining area featuring a built-in braai for cosy gatherings.

Dedicated Study – Ideal for remote work or a private reading nook.

3 Bedrooms and 2 Bathrooms, including a luxurious master suite with ample wardrobes, an en-suite bathroom, and a private sliding door leading to the garden.

Guest Bathroom – Well-placed for...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Security	No
Pool	No
Views	False

#### Sizes

Floor Size	215m <sup>2</sup>
Land Size	640m <sup>2</sup>

