



**Riana Roux**  
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236 Cape Road  
Mill Park  
Gqeberha



Web Ref RL6599



**R1,995,000**

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**Monthly Bond Repayment** R20,253.82

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R74,906.00   **Bond Costs** R32,760.00

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

**Monthly Rates** R1,300

### Spacious Face-Brick Home with Distant Sea Views

Situated on a large corner erf, this well-designed face-brick home offers comfort, security, and distant sea views.

#### Property Features:

Three spacious bedrooms with built-in cupboards  
Main bedroom with en-suite bathroom  
Second full bathroom  
Open-plan lounge and dining area with distant sea views  
Enclosed braai area leading off the living space  
Spacious kitchen with a breakfast nook, electric stove and oven, ample cupboards, and a separate scullery  
The kitchen door provides access to the back garden  
Double garage with automated doors  
Security Features:

Alarm system for added peace of mind  
Internal security gate separating the bedrooms from the rest of the home  
This property perfectly combines low-maintenance living, spacious interiors, and a secure environment.

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	210m <sup>2</sup>
Bathrooms	2			Land Size	735m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Garages	2				
Security	Yes				
Pool	No				
Views	True				

