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Web Ref RPP1031963



**R4,300,000**

 4  6  2

**Monthly Bond Repayment** R44,384.10  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R318,841.00 **Bond Costs** R55,380.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,000 **Monthly Rates** R1,700

### Exquisite 4-Bedroom Home in The Farm Eco Estate, Shelly Beach

Nestled in the serene and secure The Farm Eco Estate in Shelly Beach, this stunning 4-bedroom home offers the perfect blend of luxury, comfort, and eco-conscious living.

Key Features:

**Spacious Bedrooms:** Four generously sized bedrooms, designed to maximize natural light and comfort.

**Modern Bathrooms:** Stylishly appointed bathrooms with high-quality finishes.

**Open-Plan Living:** The expansive living, dining, and kitchen areas flow seamlessly, ideal for family living and entertaining.

**Gourmet Kitchen:** A modern, fully equipped kitchen with ample storage and sleek countertops.

**Outdoor Oasis:** Enjoy the private swimming pool and entertainment area, perfect for relaxing or hosting gatherings.

**Additional Conveniences:** Includes staff quarters, ideal for live-in assistance or extra storage.

**Double Garage:** Secure parking for two...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	6
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	631m <sup>2</sup>
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#### Extras

Gas Hob