



**Johann Cronje**  
082 953 7120  
johann@kpsgardenroute.co.za

Contact Garden Route

086 1778877

Regus Office  
Shamrock Building 2nd Floor  
97 York Street  
George  
6530

## 4 Bedroom House For Sale in Earls Court Lifestyle Estate

### FEATURED



Web Ref KRL308



**R6,495,000**

🛏 4 🚿 4 🚗 2

**Monthly Bond Repayment** R65,939.12

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R578,216.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R2,085 **Monthly Rates** R320

### THIS IS THE 4 BEDROOM MEMORY BANK YOU'VE BEEN LOOKING FOR

Along the Garden Route you'll find houses upon houses but most likely very few fits the description of home. Explore the interactive 3D tour to this fabulous opportunity in the always sought after Earls Court Lifestyle Estate.

A home designed for optimal practicality and cognizance to often desired privacy with 2 bedrooms on either side of the house - the Master and one guest bedroom North facing and the entertainment area expansively North of course to allow for all year no-matter-what-the-weather entertainment.

The floor plan included gives essence to the detail of the lay-out with provision for a more than practical kitchen design supplemented with a gas electric oven, prep bowl with filtered water provision and a separate lockable pantry, the scullery with provision for 3 appliances crafted separately.

Bedrooms are...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	312m <sup>2</sup>
Land Size	876m <sup>2</sup>

#### Extras

Air Conditioning Unit Backup Water Built In Braai Carpets Covered Patio Dishwasher  
Connection Electric Garage