



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



Web Ref RL6599



**R1,995,000**

**Monthly Bond Repayment** R20,592.16  
Calculated over 20 years at 11% 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

3    3    2

### 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 views of the bay.

#### 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

Bedrooms 3  
Bathrooms 3  
Kitchens 1  
Recep. Rooms 2  
Furnished Yes

#### Exterior

Garages 2  
Security Yes  
Pool No  
Views False

#### Sizes

Floor Size 210m<sup>2</sup>  
Land Size 735m<sup>2</sup>

