



**Carin Botha**  
083 342 7284  
carin.botha@seeff.com

Contact Plettenberg Bay

044 5330311

Sun Centre  
CNR Main & Church Street  
Plettenberg Bay

UNDER OFFER



SOLE MANDATE

Web Ref RLS983957



## R7,200,000

**Monthly Bond Repayment** R73,096.48

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R661,228.00 **Bond Costs** R75,285.00

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

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### RARE GEM IN GLEN EDEN RETIREMENT VILLAGE WITH VIEWS, COMMUNITY, AND BUILT-IN PEACE OF MIND

SOLE MANDATE

Beyond the 24-hour manned gate, you wind along a charming network of brick-paved roads, past sunny yellow homes that echo the calm and cohesion of Glen Eden Retirement Village. You arrive at a private corner of the complex and pull into the double garage, where you can choose to ascend the internal stairs to the home's main level or follow the gentle wheelchair ramp that leads past charming irrigated gardens to the wide double front doors.

You step into the foyer and turn left. The lounge opens beneath soaring gabled ceilings where a north-facing triangular window allows golden light to spill in throughout the day and a gas fireplace exudes cozy ambience. To the right, a dedicated dining space leads into the open-plan kitchen fitted with built-in display shelving, a central island with casual seating, a Smeg oven...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	3
Security	No
Pool	No
Views	True

#### Sizes

Floor Size	330m <sup>2</sup>
Land Size	434m <sup>2</sup>

#### Extras

Retirement Living Green Belt Sea Contemporary Modern Aluminium Window Breakfast Nook  
Extractor Fan Stove Blinds Immaculate Condition Irrigation System Underfloor Heating Safe  
Electric Fencing Electric Garage Carport Entrance Hall Open Plan Tiled Floors TV Antenna  
Satellite Dish Sauna Gas Hob Fireplace

