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43b 6th Avenue  
Walmer  
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R15,500,000

**Monthly Bond Repayment** R157,360.49  
Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,660,059.00    **Bond Costs** R108,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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Unique Coastal Investment Opportunity in Gouritsmond

Discover a remarkable chance to invest in a stunning 31-hectare property located 1 km along the coast.

This expansive land has been rezoned as a resort area, making it ideal for development.

- Existing Structures:
- House 1: Two-bedroom house featuring a kitchen, lounge/dining room, bathroom, and porch with braai area.
  - House 2: Three-bedroom house with a kitchen, lounge, dining room, two bathrooms, and a braai area.
  - Flat 1: Accommodates 5 people, includes a toilet and bathroom.
  - Flat 2: Offers two bedrooms, an open-plan kitchen, bathroom, and spacious garage.
- Additional Features:
- Strong fountain providing a reliable water source.
  - Eskom electricity supply (25 kW).

Features

Pets Allowed		Yes		
Interior				
Bedrooms	3			
Bathrooms	2			
Recep. Rooms	2			
Furnished	No			
Exterior				
Security	No			
Pool	No			
Views	False			
Sizes				
Land Size	31Ha			

