



REAL ESTATE. REAL EXPERTS



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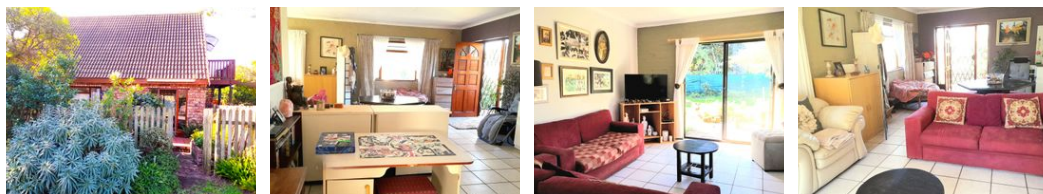
Contact REDZetc Western Cape

021 8813311

9 Nicolaas Cleeff Street  
 De Zalze Wine Estate  
 Stellenbosch  
 7600



SOLE MANDATE Web Ref RL7725



**R2,630,000**

2 2

**Monthly Bond Repayment** R27,146.55  
 Calculated over 20 years at 11% with no deposit.  
**Transfer Costs** R128,287.00 **Bond Costs** R40,300.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Adorable English Country Cottage**

**\*\*Charming Double-Story Cottage For Sale on The Island Sedgefield\*\***

Perfect for RENTAL INCOME INVESTMENT or SMALL FAMILY.  
 This gorgeous Exclusive Mandate marketed home offers so much.  
 It is an adorable North-facing double story cottage nestled in a 600m2 garden. A rare find on The Island!

Currently configured as two separate 1-bedroom units, this house can also be joined into one family home as offers versatile living options.

**\*\*OPTION 1: Holiday or Long-Term Rental Units\*\***  
 This property boasts an exceptional position and layout, complete with separate entrance gates and parking for each unit.

- \*Downstairs Unit 1 - Spacious 80m2 cottage**
- Lounge and dining room with double doors opening to a private, fully enclosed garden
  - Open-plan kitchen with ample cupboard space
  - One spacious bedroom
  - Bathroom with...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	2	Carports / Parkings	2	Floor Size	125m <sup>2</sup>
Bathrooms	2	Security	No	Land Size	612m <sup>2</sup>
Kitchens	2	Pool	No		
Recep. Rooms	3	Views	False		
Furnished	No				