

## 4 Bedroom Duplex For Sale in Shelly Beach



**Emmie Botes**  
0836071153  
emmie@realandproper.co.za



**Chris Lines**  
0713284964

chris@realandproper.co.za

Contact Head Office

039 9407325

No 1 Bank Street (Corner Bank Street and Marine Drive)  
Margate  
KwaZulu Natal



SOLE MANDATE

Web Ref RL1989



**R2,080,000**

4 2.5

**Monthly Bond Repayment** R21,469.52  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R82,747.00 **Bond Costs** R34,625.00

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

**Monthly Levy** R3,300 **Monthly Rates** R1,500

### Stunning Coastal Duplex for Sale

SOLE MANDATE

Nestled just steps from the beach, this charming 4-bedroom duplex offers the ultimate coastal lifestyle. Perfect for investors, permanent residents, or those seeking a vacation getaway, this fully furnished property boasts stunning ocean views and a tranquil atmosphere.

Key Features:

- Open-concept living, kitchen, and dining area flowing seamlessly onto the patio
- Modern kitchen perfect for hosting guests
- Four spacious bedrooms, including upper-level rooms with ensuite bathrooms and private balcony access
- Large living areas and plenty of storage throughout
- Backup water tanks, security system, and undercover carport
- Direct beach access, sparkling pool, and private complex

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Carports / Parkings	2	Land Size	2,144m²
Bathrooms	2.5	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Furnished	Yes				



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