



# 3 Bedroom House For Sale in Shelly Beach



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Contact Mandated Property Group

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Thornhill Office Park  
Building 10  
84 Bekker Rd  
Vorna Valley  
Midrand  
1686



Web Ref RL8483



## R2,050,000

3   2

**Monthly Bond Repayment** R21,159.86  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R80,947.00   **Bond Costs** R34,625.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R0.5   **Monthly Rates** R1,000   **Special Levy** R0.5

### Perfectly located Home For Sale in Shelly Beach

Prime Location in Shelly Beach – A Home with Endless Potential

This well-situated home in the heart of Shelly Beach offers unmatched convenience, just a short walk from major amenities and the Shelly Beach Mall.

Featuring three spacious bedrooms and two bathrooms, this home is designed for comfortable living. The main bedroom boasts an en-suite bathroom with a full setup, while the guest bathroom includes a shower. The open-plan kitchen is generously sized, complete with granite countertops and a cozy breakfast nook.

The lounge and dining area flow seamlessly onto an undercover patio, secured with burglar bars, providing a perfect space for relaxation or entertaining.

Additionally, the property includes a one-bedroom flatlet with a full bathroom, kitchen, and lounge—ideal for extended family or rental income.

While parking...

**Pets Allowed** Yes

Interior	
Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior	
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

Sizes	
Floor Size	195m <sup>2</sup>
Land Size	959m <sup>2</sup>