

# Seeff



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Contact False Bay

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High Constantia House  
Cnr Main & Groot Constantia Roads  
Constantia  
7806

3 Bedroom House For Sale in Simons Town Rural

UNDER OFFER



SOLE MANDATE

Web Ref RLS989459



R4,695,000

3 2 1

Monthly Bond Repayment R46,873.94

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R366,798.00 Bond Costs R59,150.00

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

Monthly Rates R1,340

## Escape to the View: Your Dream Home Awaits in Simon's Town

Wake up to breathtaking sunrises and unparalleled, panoramic views over False Bay and the charming naval town of Simon's Town. This isn't just a home; it's a lifestyle.

This stunning property boasts a spacious 3-bedroom, 2-bathroom main house, perfectly designed to maximize the incredible scenery from every window. Imagine enjoying your morning coffee on the patio, watching the boats sail by and the light dance across the water.

But the appeal doesn't stop there. A separate, self-contained granny flat offers incredible flexibility. Use it as a private retreat for guests, a home office, or a potential source of rental income.

Located in a sought-after area, this home combines the tranquility of coastal living with easy access to Simon's Town's unique shops, restaurants, and historical sites.

Don't miss the opportunity to own...

## Features

Pets Allowed Yes

### Interior

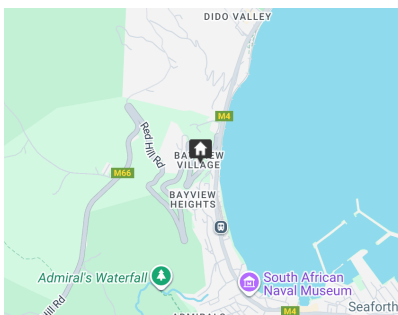
Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

### Sizes

Floor Size	124m <sup>2</sup>
Land Size	451m <sup>2</sup>



<https://southernsuburbs.seeff.com>