



**Cara Ann Ridl**  
082 325 7030  
cara.ridl@seeff.com

Contact Hillcrest & Kloof

031 765 5326

1st Floor, Seeff  
Christians Village Shopping Centre (Pick 'n  
Pay Centre)  
44 - 46 Old Main Road  
Hillcrest  
Durban  
3610

NEW



SOLE MANDATE

Web Ref RLS980214



R4,795,000

🛏️ 4 🚿 3 🏠 2

**Monthly Bond Repayment** R49,493.43

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R377,627.00 **Bond Costs** R59,150.00

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

**Monthly Levy** R3,810 **Monthly Rates** R2,500

## ONCE IN A LIFETIME OPPORTUNITY IN AUGUSTA

A rare opportunity presents itself to own one of the most coveted real estate gems in the prestigious Augusta Country Estate. Perfectly situated on the best road in the estate, nestled discreetly within the famed Millionaires Mile, this exceptional home occupies a prime position just above the fairway. Surrounded by a magical, professionally landscaped garden, the property boasts direct access to the golf course, offering serene views and an unbeatable lifestyle. Inside, two luxurious en-suite bedrooms await, including an expansive loft room complete with air conditioning, a generously sized walk-in closet, and sweeping panoramic views across the estate and the rolling greens of the golf course. Downstairs, a beautifully remodelled family bathroom serves two spacious bedrooms, each equipped with built-in cupboards and elegant...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	1,090m <sup>2</sup>
Bathrooms	3	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	4	Views	True		
Furnished	No				

### Extras

24 Hour Access 24 Hour Response Air Conditioner Atrium Awning Boomed Area Garden Golf Granite Tops Guard Guard House Guest Toilet Scullery Security Gate Septic Tank Sliding Doors Breakfast Nook Built In Braai Built in Wardrobes Centre Island Tennis Court Communal Country Style Curtain Rails Dishwasher Connection Driveway Electric Garage Electric Fencing Laminated Floors Laundry Pantry Totally Fenced Walk In Closet Washing Machine Connection Entrance Hall Extractor Fan Eye Level Oven Fireplace Covered Patio Paveway Recreation Room