

INFORMATION PACK

FOR

BELVIDERE ESTATE **KNYSNA - WESTERN CAPE** LUXURY ESTATE HOME

46 LAWRENCE LANE, BELVIDERE ESTATE, KNYSNA



ON SITE AUCTION – Friday, 20 December 2024 @ 14h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 480, BELVEDERE, WESTERN CAPE – KNYSNA RD	
Known As:	46 LAWRENCE LANE, BELVIDERE ESTATE, BELVIDERE, KNYSNA
Title Deed:	T46516/2010
Extent:	1080m²
Local Authority:	KNYSNA MUNICIPALITY
Registration Division:	KNYSNA RD
Province:	WESTERN CAPE
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

This 4-bedroom elegant family home is perfectly located in a quiet part of **Belvidere Estate - Knysna** and within walking distance from the Knysna Lagoon.

Belvidere Estate combines tranquility with easy access to Knysna's amenities, making it a wonderful location for both residents and visitors. This includes close proximity to various restaurants and cafes, Knysna Mall, Woodmill Lane Shopping Centre, and medical facilities.

Outdoor activities in the area include Knysna Lagoon, Buffalo Bay Beach, Brenton on Sea Beach, Featherbed Nature Reserve, Knysna Gold Course, and Pezula Championship Golf Course.

This remarkable house is tastefully decorated and finished to the highest standards, including porcelain tiles, solid oak floors, and imported bathroom fittings and fixtures.

The kitchen was carefully designed with beautiful finishes and has a hob with an extractor fan and an eye-level oven. The living room boasts a Swedish fireplace.

The property consists of 4 bedrooms and 3 full bathrooms. Three of the bedrooms are en-suite.

The main bedroom has a large ensuite bathroom with a classic free-standing bath & taps, an extra-large shower, a dressing room, and a private lounge with an aircon and a fireplace.

The main bedroom and the 2nd bedroom (both ensuite) are on the ground floor. There are no steps on the ground floor of the Villa, making it an ideal forever home.

The garden is level and has mature trees.

Rates & Taxes: ± R2,388.36 p/m | **Levies:** ± R1,250.00 p/m

This Property Offers:

- 4 Bedrooms
- 3 Full Bathrooms
- Open-plan kitchen
- Pantry
- Scullery
- Laundry
- Open-plan reception room
- Entrance hall
- Open-plan dining room
- Family/TV room
- Garden
- Solar geyser system
- Double Garage



**BELVIDERE
ESTATE**



TRANQUILITY, NATURE AND AN ACTIVE LIFESTYLE

Belvidere Estate is a secure, upmarket estate with established homes, set in one of the most beautiful natural environments just outside of Knysna. It's a small, intimate residential estate with expansive indigenous parkland.

<https://belvidereestate.co.za/>

Belvidere Estate Plan



About Belvidere

Belvidere Estate comprises 223-character family homes, a retirement village, café and a hotel. This tranquil estate has extensive parklands, hiking and biking trails, play parks and provides easy access to Knysna's only beach.

The estate has a strong English country village feel with its famous 170-year-old Holy Trinity Church, ancient oaks, and historic homes. The development concept was designed to preserve this image by grouping the stands in cul-de-sacs with stretches of open fields and indigenous bush between them.

The architectural theme of the estate is Eastern Cape 19th century homes (Georgian and Victorian style). Building standards are firmly maintained by an Architectural Committee, which underwrites the value of your lifestyle investment.

The estate is situated on the Knysna Lagoon, offering residents the peace and tranquility that is legendary in this area, with prolific birdlife and magnificent flora.

AT A GLANCE

- Bird hide (more than 270 identified bird species)
- Jetty and slipway
- Secure boat and car park
- Walking and biking trails
- Beautiful green parkland covering more than 50% of the estate
- All-weather tennis courts
- Oakleaf Restaurant – brunch café, gourmet deli and coffee bar
- Belvidere Manor Hotel and the historic tavern, The Bell
- Belvidere Park, a self-contained, secure, and exclusive retirement village with a frail-care facility
- Close proximity to Knysna's expansive beaches
- World-class golf courses within a 15km radius

ACTIVITIES

Belvidere Estate is a nature lover's dream and offers a multitude of activities for the outdoor enthusiast.

- Birding
- Cycling
- Tennis
- Fishing
- Boating, Sailing and Paddling
- Walking Trails

Photos



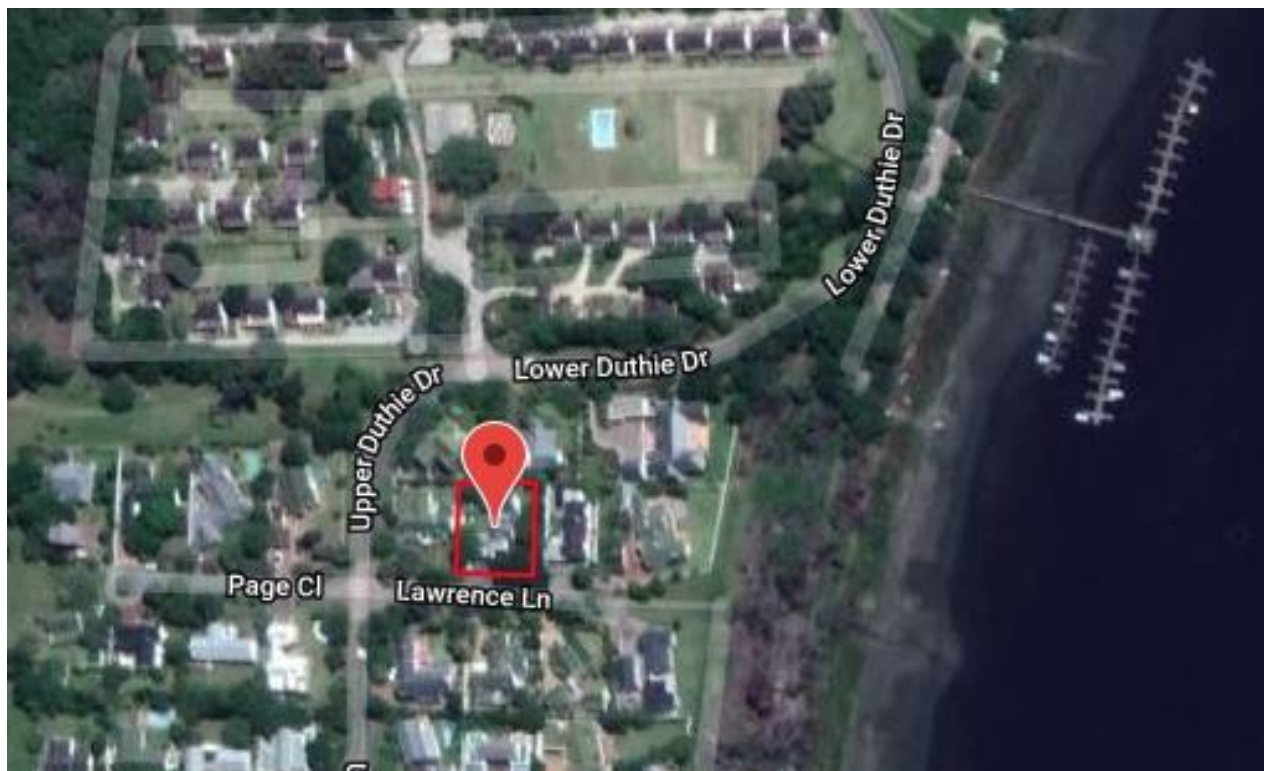




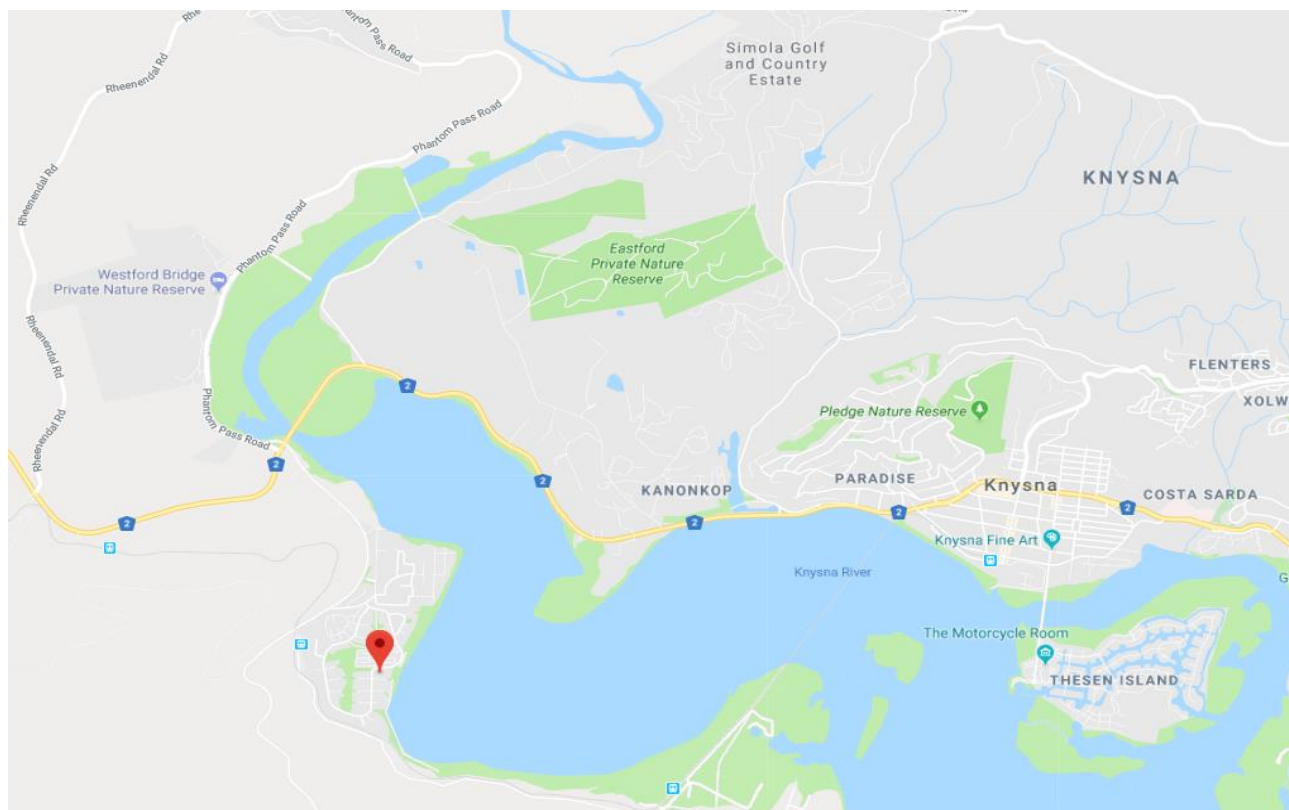


Map





GPS Co-Ordinates $34^{\circ}02'53.8''S$ $22^{\circ}59'53.2''E$
-34.048288, 22.998118



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

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