

INFORMATION PACK

FOR

BEACHFRONT HOLIDAY HOME PRIME LOCATION SEDFIELD – WESTERN CAPE

28 DOVER STREET, COLA BEACH, SEDGFIELD



ON SITE AUCTION – Saturday, 21 December 2024 @ 11h00
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Property Information

Title Deed Information –

	PORTION 0 OF ERF 3798 (PTN OF 3590), SEDGEFIELD, WESTERN CAPE
Known As:	28 DOVER STREET, COLA BEACH, SEDGEFIELD
Title Deed:	T17048/2021
Extent:	1013m²
Local Authority:	KNYSNA MUNICIPALITY
Province:	WESTERN CAPE
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

Oceanfront 4-bedroom house located in the prestigious **Cola Beach – Sedgefield** offering a luxurious coastal lifestyle with breathtaking views of the Indian Ocean. This double-storey home is situated along the **renowned Garden Route** and offers luminous living spaces with enchanting entertainment areas, and lavish inclusions.

Cola Beach is perfect for those looking for a tranquil, nature-filled lifestyle with modern comforts, whether as a permanent residence, holiday home, or retirement retreat.

Outdoor activities include Goukamma Nature Reserve which offers hiking trails, birdwatching, and kayaking opportunities, and Sedgefield Lagoon.

This remarkable house has finishes to the highest standards featuring contemporary designs with spacious layouts, large windows, and outdoor entertainment areas to take advantage of the scenic surroundings and breathtaking oceanfront views.

The ground floor has an expansive open-plan lounge, kitchen, and entertainment space with a built-in fireplace. The extraordinary kitchen boasts premium finishes, a spacious separate scullery, and a convenient pantry. The formal dining room and a study both lead to a north-facing patio. The entertainment area is also north-facing and has uninterrupted panoramic ocean views. The gymnasium has an attached steam room that elevates your fitness routine. There is also a guest lavatory available for convenience.

The master suite has a double-volume ceiling with a perfectly appointed ensuite bathroom, a walk-in dressing room, and access to a private patio with full ocean views.

The first floor is accessible by either the staircase or private lift and consists of a cigar lounge, open-plan kitchenette, and dining area with a second guest lavatory. The 3 additional bedrooms each have an ensuite bathroom.

This property is equipped with water tanks, a borehole with an automated irrigation system, an inverter system, and double-glazed windows for energy efficiency. The double garage offers ample storage space and can accommodate 3 vehicles.

This Property Offers:

- 4 Bedrooms
- 4 Bathrooms
- 2 Guest Lavatories
- Kitchen
- Scullery
- Pantry
- Lounge
- Study
- Entertainment Areas
- Patios
- Cigar Lounge
- Kitchenette
- Dining Room
- Water Tanks
- Borehole
- Irrigation System
- Double Glazed Windows
- Double Garage

Area Summary

Sedgefield

Sedgefield, a charming coastal town on South Africa's Garden Route, is celebrated for its relaxed atmosphere, natural beauty, and outdoor lifestyle. Nestled between lush forests, pristine beaches, and expansive lagoons, it is an ideal destination for nature lovers, adventure enthusiasts, and those seeking a tranquil retreat.

Sedgefield is situated between Knysna (25 km) and George (45 km) on the N2 highway, making it easily accessible and a convenient base for exploring the Garden Route. Its central location ensures proximity to larger towns while maintaining a peaceful, small-town feel.

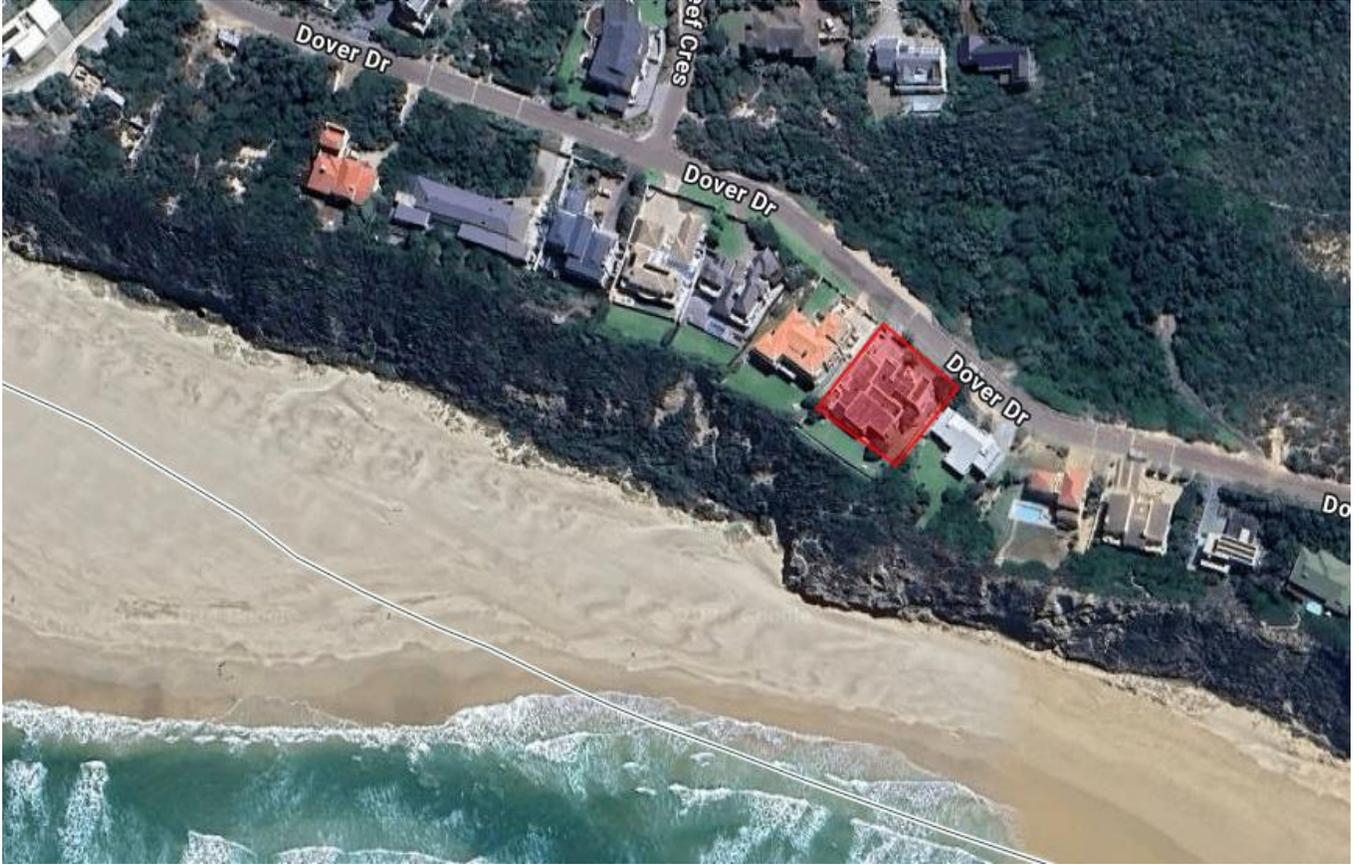
Sedgefield has long stretches of sandy beaches, including Myoli Beach, Cola Beach, and Swartvlei Beach, which attract swimmers, surfers, and sunbathers.

Cola Beach

Cola Beach is not only a stunning natural destination but also a sought-after residential area in Sedgefield.

Cola Beach offers a peaceful coastal lifestyle with a serene and picturesque beach and is a must-visit for nature lovers, beachgoers, and anyone seeking a tranquil escape along the Garden Route.

Aerial

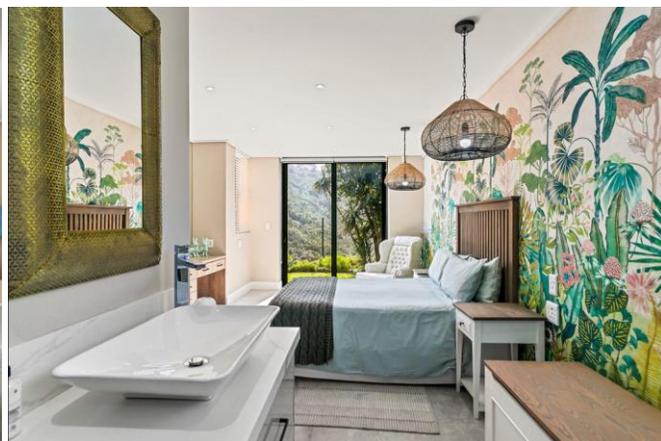


Photos











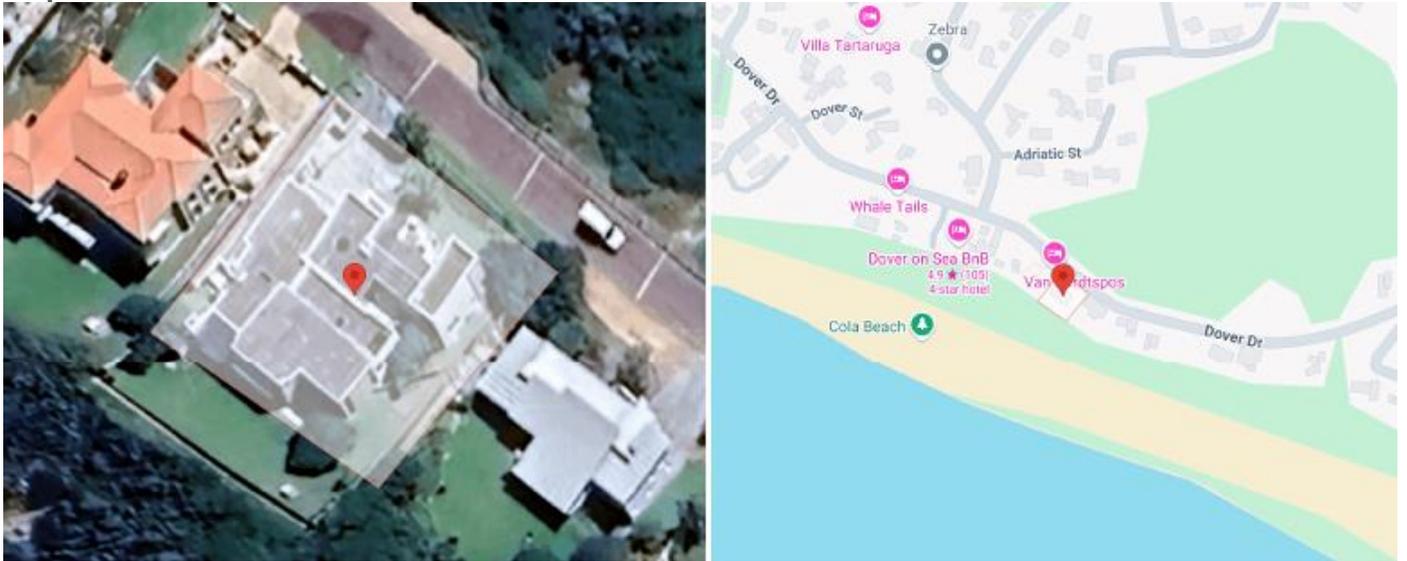
House Layout – Floor 1 (Ground Floor)



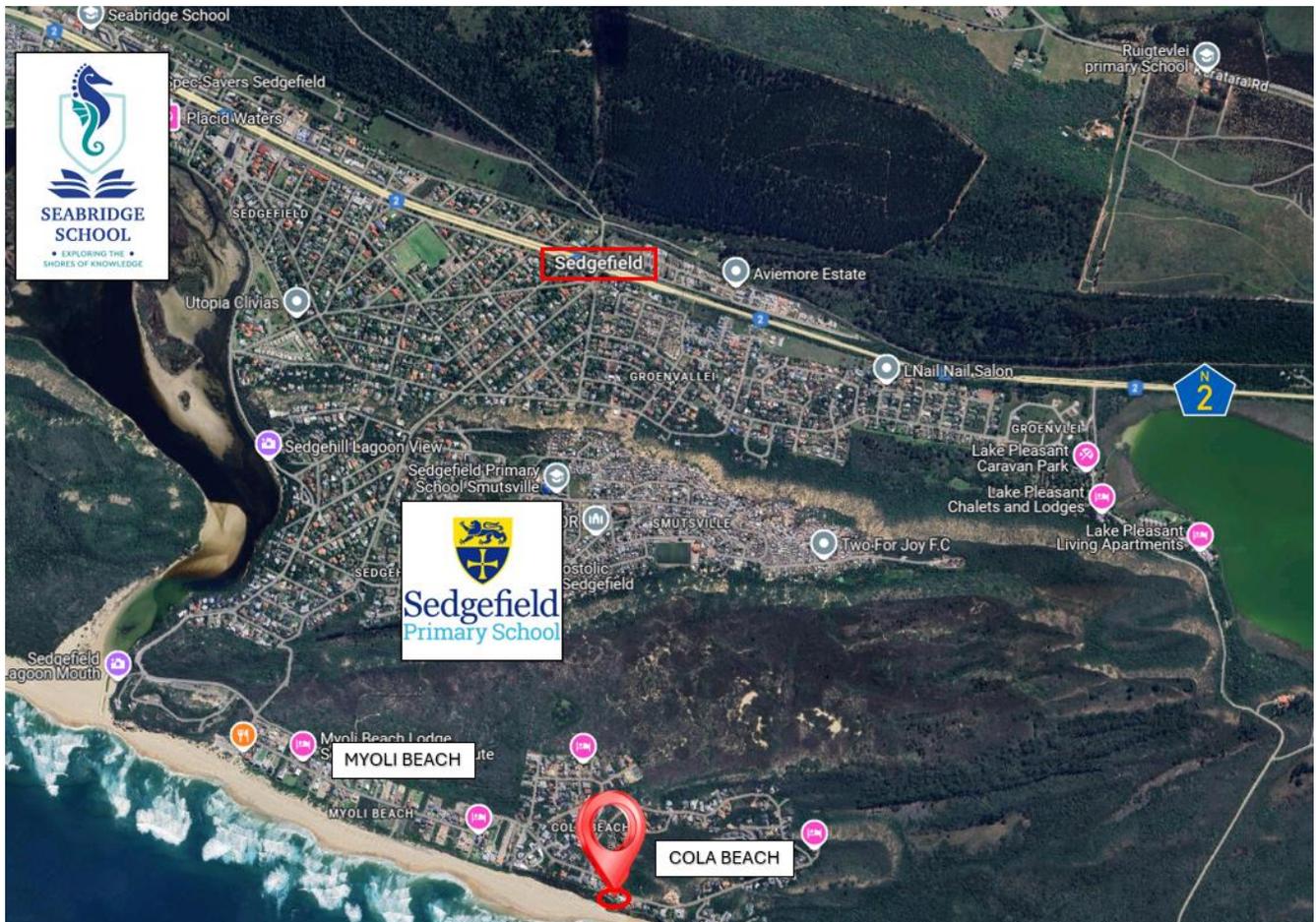
FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 192.5 m² FLOOR 2 285.9 m²
 EXCLUDED AREAS : GARAGE 61.1 m² FRONT DOOR 7.5 m² PATIO 18.8 m² DRIVEWAY 12.0 m² NORTH FACING ENTERTAINMENT AREA 66.6 m² PATIO 54.8 m²
 TOTAL : 478.4 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Map



GPS Co-Ordinates 34°02'16.0"S 22°48'57.1"E
-34.037784, 22.815851



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:

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