

INFORMATION PACK

FOR

BRAND NEW 3 BEDROOM SIMPLEX IN MARINERS VILLAGE

15 BEATTY'S COVE, MARINERS VILLAGE, HERMANUS, WESTERN CAPE



On Site Auction Date – Thursday, 21 March 2019 @ 11h00 Contact: Pieter Nel – 084 8800 165 pieter@bideasy.co.za / www.bideasy.co.za









www.marinersvillage.co.za

Within this charming ambiance and champagne of Hermanus lies the Mariner's Village Lifestyle Estate, a large residential security complex with a 24-hr manned gate and nightly patrols. The estate was launched in 2005 on a 14-hectare site in Westcliff, it is within walking distance of the New Harbour and the spectacular cliff path walkways with the sound of waves braking at certain times of the day. It offers a variety of accommodation, from ordinary houses to flats to and we hope to soon add a frail care center as well.

Properties within the confines of the estate boast both beautiful mountain and sea views over Walker Bay and a wealth of wildlife! Mariners Village's garden theme is Cape fynbos throughout with water wise plants and beautiful walk-paths in this fynbos paradise.

Mariners Village is walking distance to all three hospitals, the town center, the mall and the cliff paths. Due to the estate's central location, owners/residents do not experience the traffic madness during peak periods. The estate also offers safe and pleasant Air B & B accommodation.

Don't miss this opportunity to be a part of this secure lifestyle village within walking distance to the heart of Hermanus! Mariners Village Lifestyle Estate offers discerning, price sensitive buyers a lifestyle opportunity to reside within a walled and gated security guarded estate whilst enjoying the beauty of the nearby village and the vistas so characteristic of Hermanus.







Property Information

Title Deed Information

ERF 10439 HERMANUS, WESTERN CAPE

Known As: 15 Beatty's Cove, Mariners Village, Westcliff, Hermanus

Title Deed: T23004/2018 Extent: 319.0000sqm

Local Authority: Hermanus Municipality

Registration Division: Caledon RD Province: Western Cape

VAT Status: The seller is not registered for VAT

Zoning: Residential

Property Information

This newly finished simplex, in the secure Mariners Village Complex, Westcliff, Hermanus is ready to move in. The property is north facing, offering a modern and bright home with high ceiling and open plan living.

This home has mountain views, visitor parking and a low maintenance garden within the complex Fynbos gardens, ponds and walkways.

3 Bedrooms (Main Bedroom en-suite)

2 Bathrooms

Kitchen with Scullery

Breakfast Nook

Open Plan Lounge / TV room leading to patio braai area

Patio

Built in Braai

Double Garage

Parking for 2 cars

Secure Complex

24 Hour Access, Guard House, Electric fencing, Perimeter Wall

Erf Size - 319 m²
Floor Size - 160 m²
Levies - R 880
Rates and Taxes - R 400



Photo's

















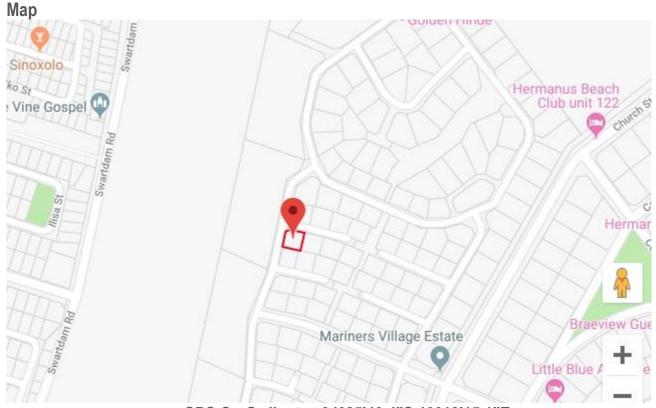








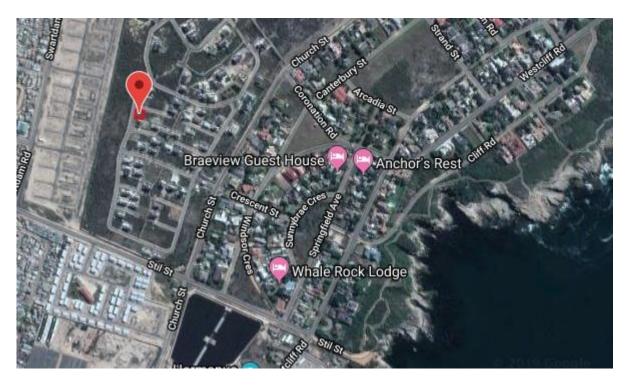




GPS Co-Ordinates 34°25'40.4"S 19°13'15.1"E -34.427892, 19.220872



Aerial View







Terms & Conditions

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.

For more information, please contact:

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