

# INFORMATION PACK

FOR

## 4 BEDROOM ELEGANT FAMILY HOME BELVIDERE ESTATE, KNYSNA

46 LAWRENCE LANE, BELVIDERE ESTATE, KNYSNA



**Auction Venue – Cricklewood Boutique Hotel, 193 Albert Str, Waterkloof**

**Auction Date – Thursday, 26 July 2018 @ 11h00**

**Contact: Pieter Nel – 084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)**



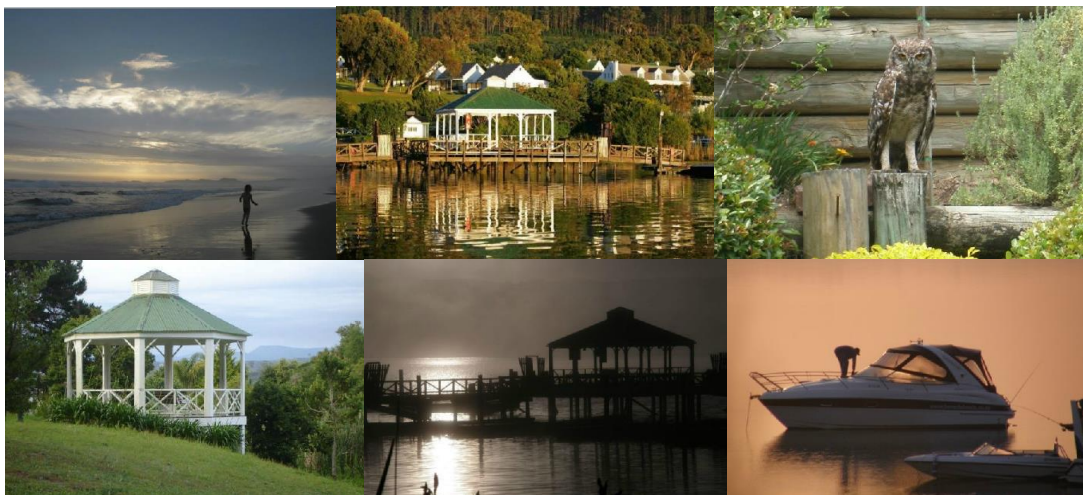
[www.bhoa.co.za](http://www.bhoa.co.za)

A spectacular English Country Estate with housing, recreation and open spaces.

The prestigious Belvidere Estate within the Suburb of Belvidere, Knysna, was established 22 years ago. The estate is situated on the Knysna Lagoon, offering residents the peace and tranquillity that is legendary in this area, with prolific birdlife and magnificent flora.

The bauhinia, cape chestnut and coral trees throughout the estate are glorious. When in bloom, the coral trees near the jetties are a wonderful sight.

The Belvidere Estate facilities include tennis courts, boat storage and even a retirement village. The estate is also home to the historic Belvidere Manor Hotel which dates to the 19th century. The Bell pub is also a popular meeting point for Knysna locals and international tourists in Knysna.





### **Property Information**

#### **Title Deed Information – Full Title**

**Erf 480 Belvedere**

**Known As: 46 Lawrence Lane, Belvidere Estate, Belvidere, Knysna**

**Title Deed: T46516/2010**

**Extent: 1080.0000SQM**

**Local Authority: Knysna Municipality**

**Province: Western Cape**

**Registered Owner: CLINTON GRAY HALSE (ID: 6201045077086)**

**VAT Status: The seller IS NOT Registered for VAT**

**Zoning: “Residential”**

### **Property Information**

This 4 bedroom elegant family home is tastefully decorated and finished to highest standards, including porcelain tiles, solid oak floors and imported bathroom fittings and fixtures. Perfectly located in a quiet part of Belvidere Estate, this 4-bedroom family home is bright and sunny, and within walking distance from the Knysna Lagoon.

There is a Swedish fireplace in the living room. The kitchen is gorgeous and has a hob with an extractor fan and an eye level oven. There are four bedrooms and three full bathrooms. Three of the bedrooms are en-suite. The main bedroom has a fireplace and an air-conditioning unit.

The main bedroom, and the 2<sup>nd</sup> bedroom (both en-suite) are on the ground floor. There are no steps on the ground floor of the Villa, making it an ideal forever home. The top floor can be separated from the ground floor and utilizes as an apartment to generate rental income. There is a private entrance as well as an additional outdoor stairwell to the top floor.

The garden is level and has mature trees. There is a magnificent coral tree on the pavement outside the house.

### This Property Offers:

- Main bedroom with large en-suite bathroom, classic free-standing bath & taps, Italian basins, German Taps, extra-large shower, dressing room, private lounge, Air- conditioner, fireplace
- Bedroom 2 with full en-suite bathroom, built-in cupboards and carpeted floors
- Upstairs Bedroom 3 with full en-suite bathroom with double basins, classic, built-in cupboards
- Bedroom 4 with tiled floors
- Open plan reception room with blinds, high ceilings, wood fireplace
- Entrance hall with tiled floors
- Open plan dining room with chandeliers and wooden floors
- Family/TV room
- Open plan kitchen, Caesar stone finishes, wood finishes, extractor fan, oven and hob and pantry
- Scullery
- Laundry
- Garden
- Solar geyser system
- Double Garage

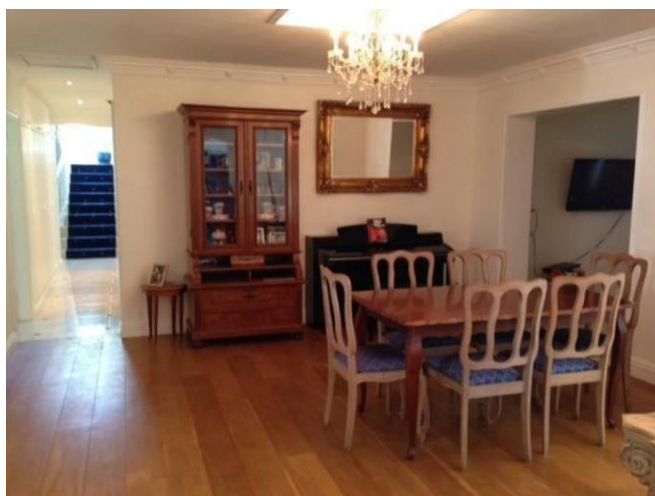
Levy – R300.00pm

Rates & Taxes – R1 700.00pm

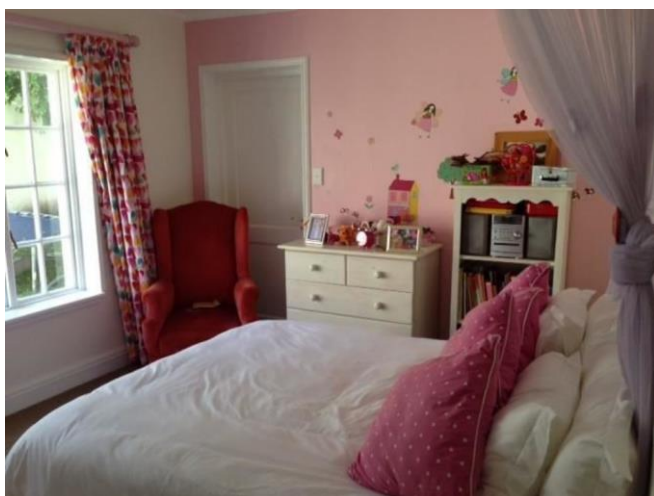
House Area = 428m<sup>2</sup>

Stand Area = 1080m<sup>2</sup>

Photo's



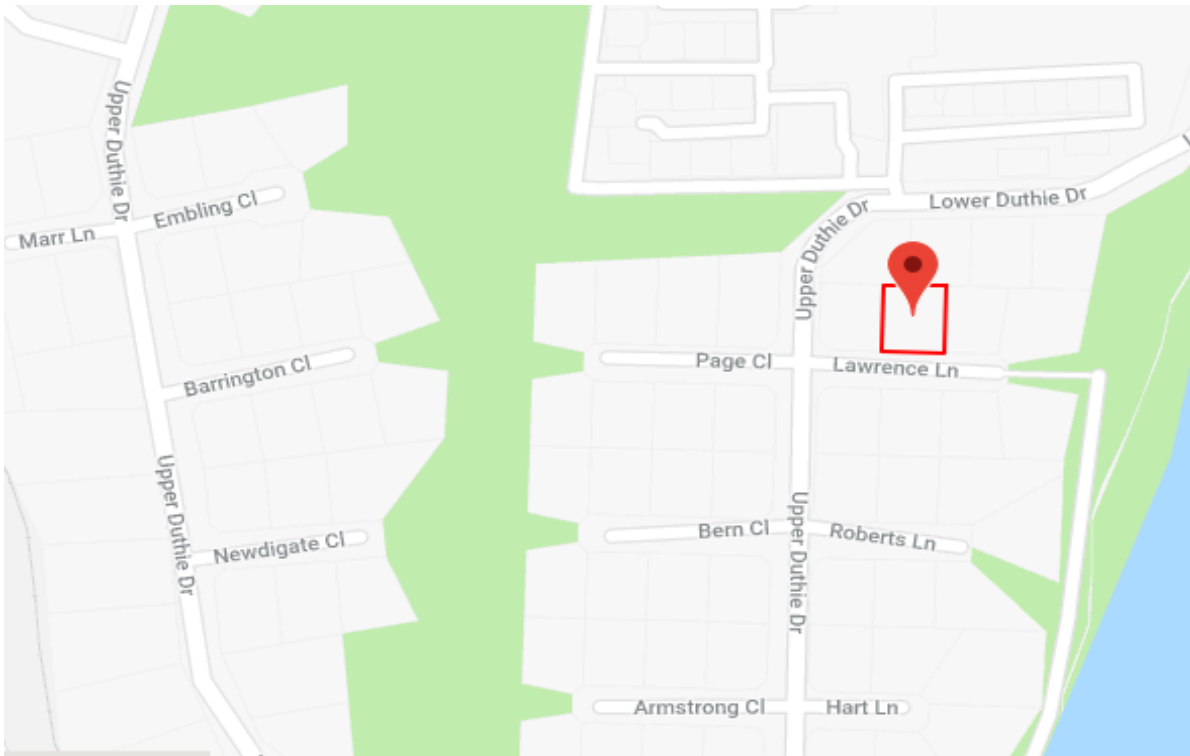
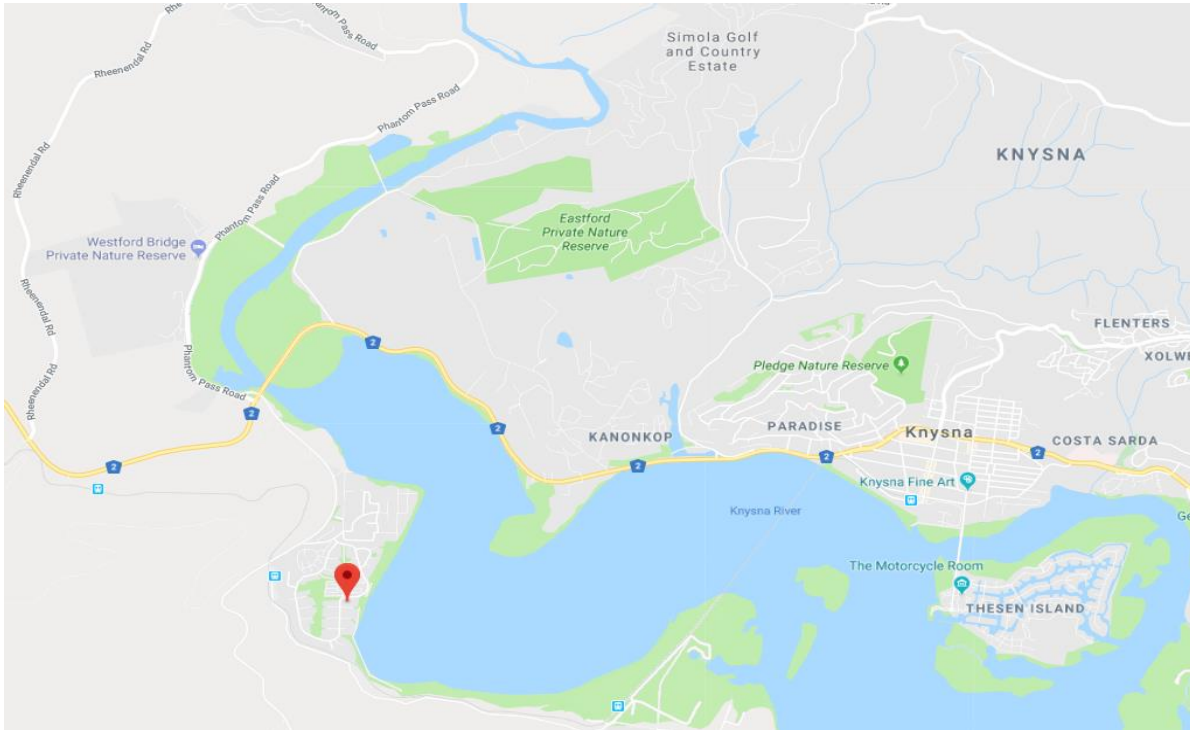








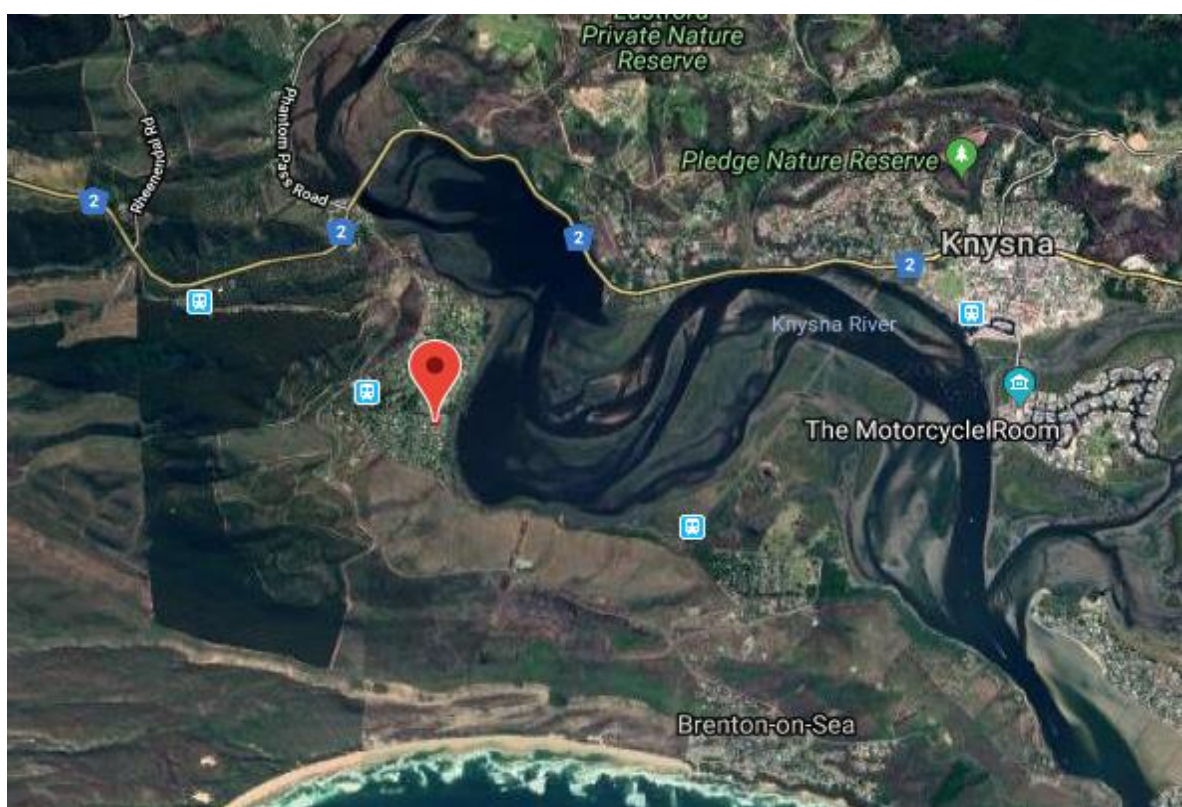
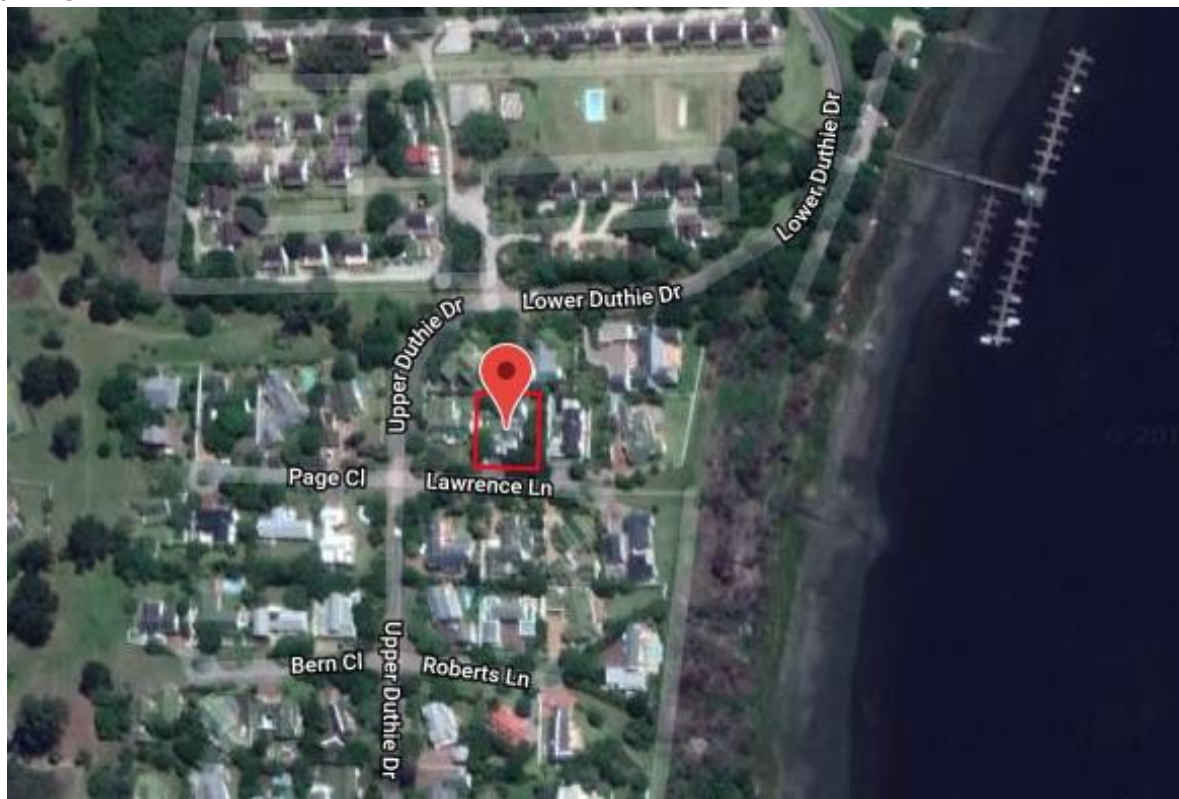
## Map



GPS Co-Ordinates 34°02'53.8"S 22°59'53.2"E  
-34.048288, 22.998118



## 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:**

**Pieter Nel**

**Cell: 084 8800 165**

**Email [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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