

# INFORMATION PACK

FOR

## LUXURY FAMILY HOME IN SECURE ESTATE

36 NIETVOORBIJ CRESCENT, WELGELEGEN ESTATE, GEORGE



On Site Auction Date – Wednesday, 3 October 2018 @ 11h00

Contact: Pieter Nel – 084 8800 165

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<https://www.capestates.co.za/about/>

Cape Estates is a property development group focusing on residential, retirement and commercial property development in George, Cape Town and Mossel Bay. Apart from high rise developments all other residential and retirement developments are security estates. Our target market is for the middle and high-income earners. Our flagship development is the Kraaibosch & Welgelegen development in George and the latest addition to our development portfolio is the new duplex housing development of Kraaibosch Ridge in George and Renosterbos our mix residential and retirement estate in Mossel Bay.

With this partnership our clients not only benefit from beautiful listing photography but also 'best in class' Internet marketing technology for real estate.

The company focus mainly on residential developments but three years ago started with the development of retirement housing due to the specific needs of retirees with added benefits of an assisted living and/or frail care facility. Cape Estates delivers either a finished residential unit or on a plot and build basis to cater for specific needs of its customers.

The company employs over 450 people and its target is to develop over 120 housing units per year between Cape Town, Mossel bay and George. The company offers a unique service to clients from start to finish for any housing dream. Although the company have partnered with the most well-known real estate company Pam Golding, we also have our own inhouse sales consultants. Our inhouse architect and project managers ensure that we listen and cater to all our client's needs and ensure that a quality product is delivered each and every time.

#### **The list of developments of the Cape Estates group includes:**

##### **George**

Kraaibosch Estate

Kraaibosch Manor

Kraaibosch Retirement Village (75 full title units built and sold within 2 years and excludes a 39-assisted living complex with a 19-bed frail care facility)

Welgelegen Estate

Welgelegen Village

Welgelegen Views

Kraaibosch Ridge (a new Duplex development for first home buyers in George)

## Property Information

### Title Deed Information –

**ERF 25615 GEORGE**

**Known As: 36 Nietvoorbij Crescent, Welgelegen Estate, George, Western Cape**

**Title Deed: T36732/2016**

**Extent: 598.0000SQM**

**Local Authority: George Municipality**

**Province: Western Cape**

**Registered Owner: MORNE VAN WYK (ID: 7512125288081)  
CHRISTILEA VAN WYK (ID: 8110020039086)**

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

**Zoning: “Residential”**

## Property Information

Unique, Modern Family Home set on a well sized erf overlooking the estate and the most beautiful 180 degrees view of the Outeniqua Mountain. Double glass sliding door from the main bedroom, with privacy block out blinds, leads to a very large balcony with stainless steel rails overlooking the estate and with the most beautiful 180 degrees view of the mountains.

The entire property is walled with a pedestrian and electric gate leading to the front door and double garage. Double glass sliding door with privacy block out blinds leading to a balcony, court yard, patio and garden. Perfectly located Close to all enmities and the garden route mall and walking distance from the family farmers market. Beautiful walkways throughout the estate.

### This Property Offers:

- 3 Large Bedrooms Upstairs
- 2<sup>nd</sup> Bathroom (with Geberit toilet, double basin, shower and bath)
- Possible low-cost conversion of part of the huge balcony to a 4th bedroom
- Guest Toilet
- Open Plan Lounge/Dining Room
- Study with Fibre WiFi installation
- Modern Kitchen (gas top and electric Italian stove)
- Scullery and laundry (leading to a large covered court yard)
- Wine cellar under the staircase which can also be used as a store room
- Patio with Built in stainless steel Braai
- Double Garage
- Garden
- Stainless Steel handrails on stairwells and balconies
- JoJo Tank in covered courtyard

**LOOSE ASSETS WILL ALSO BE ON AUCTION (INVENTORY LIST AVAILABLE ON REQUEST)**



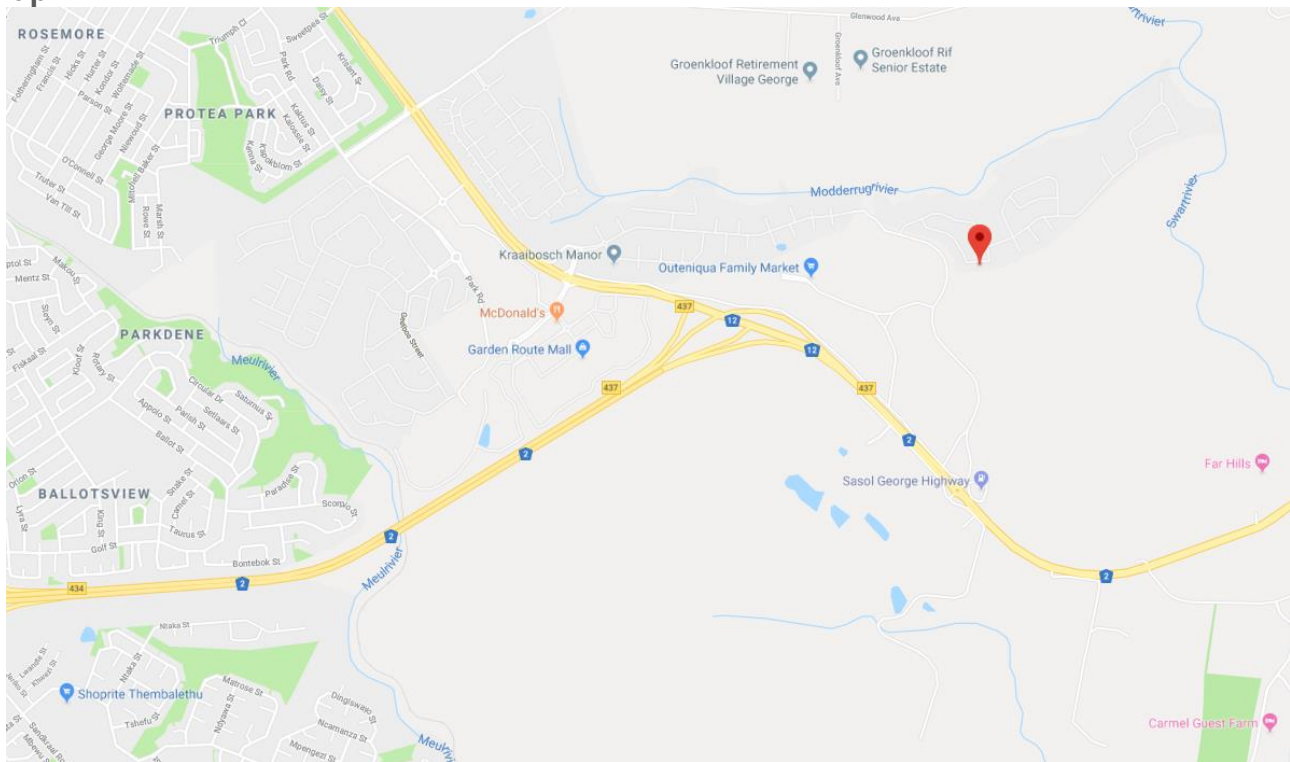
Photo's







## Map



GPS Co-Ordinates 33°59'01.1"S 22°31'13.7"E  
-33.983633, 22.520481

## 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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