



## Luxury 4 Bed House For Sale in Vredehoek Cape Town South



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 444,300.89

#### Location

Pays:	Afrique du Sud
État/Région/Province:	Western Cape
Ville:	Le Cap
Adresse:	Lambert Rd
Soumis:	20/10/2023

#### Description:

Luxury 4 Bed House For Sale in Vredehoek Cape Town South Africa

Esales Property ID: es5553915

#### Property Location

29 Lambert Road, Vredehoek, Cape Town, 8001.

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Guesthouse for sale in the Cape Town City Bowl.



This is your chance to own an income generating property in the heart of Cape Town. This house is a freehold thus you will not have to pay any monthly levies and will not be restricted by any body corporates. The house is currently divided into 2 income generating properties. One half is a short-term rental and the other half has been used as a long-term rental for the past year. Financials and websites of Airbnb available on request.

This house has been built in 1932 and is classified as a Grade IIIC Heritage house but was renovated in 2023 to give it a modern feel. The house has GR4 (General Residential Zone 4) zoning which means more stories/apartments could still be added to the property. It is situated in a brilliant area in Vredehoek and is a 4 minute walk to 3 restaurants/coffee shops and a local Grocery Shop/Spar making it the perfect spot for tourism and it's current function as a Guesthouse/AirBnb. Across from the property is Nazareth house which is a care facility meaning you do not have neighbors across from you and will never lose your view of the city.

The property has a sun Deck and Jacuzzi which is wifi operated. The house also contains smart lights which can be controlled from an Alexa app. The house has an inverter which protects the house from loadshedding. The Inverter, furniture, guesthouse-linen, cutlery, tv's and certain appliances are included in the sale which means there will be no interruption of business for the new owner. There is keyless entry via a pin-pad for the short-term rental side of the house making keyless check-ins possible for guests.

There are no garages but off-street parking is available.

Sale of Guesthouse can be negotiated as a Going concern where the current Superhost can still manage the Guesthouse and organize cleaning. Viewings can be arranged with Thys via email/whatsapp.

## ABOUT THE AREA

Vredehoek, a residential suburb that lies just outside the city centre on the lower slopes of Devil's Peak, in the shadow of three unsightly, round towers that dominate the horizon, is a flavourful suburb, popular with DINKYs (dual income, no kids yet) and younger buyers.

Directly translated, the name of the suburb means 'peace corner' and the neighbourhood is quiet and, although appealing to a few eccentrics, is peaceful. Working in the city and living in Vredehoek, is one of the most popular combinations for Capetonians and the established suburb has become one of the most sought after. Redevelopments of older blocks of flats into trendy apartments have translated into a revival of the neighbourhood, and properties here escalated in price during the recent property boom.

Staying in Vredehoek offers some of the best views of the city, over the waterfront, the harbour and Table Mountain, even if the wind seems to blow a little more here. Old Victorian houses share space with popular restaurants and trendy bars, and the suburb's proximity to the Gardens Centre shopping mall makes stocking up rather easy.

The centre of town is moments away as is your access to bohemian Long Street – its quirky mix of



African curios, antique shops, book shops and a bevy of coffee shops, restaurants and bistros providing hours of entertainment. Company Gardens, The National Art Gallery, Museum and Houses of Parliament are all within walking distance, and the Table Mountain cableway is only 10 minutes' drive from Vredehoek.

The splendours of the Western Cape lie not only in its world-class vineyards, stunning beaches and mountains, but also in lesser-known regions, such as the wide-open spaces of the Karoo, the many nature reserves and the wilderness areas. Make sure you get out into these wild, less-visited areas for birdwatching and wildlife adventure, as well as pure relaxation under vast skies.

## MAiN FEATURES:

- 207m<sup>2</sup> of living space
- 207m<sup>2</sup> plot
- 4 Bedrooms
- 4 Bathrooms
- Stunning Views
- Private Parking
- Private Gardens
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	4
Salle de bains:	4
Pied carré fini:	207 m <sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/mmaAs9hS4BE?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/mmaAs9hS4BE?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX5.040.583



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