



## Luxury 3 Bed Villa For Sale In Gordons Bay Cape Town South Africa



### Информация об агенте

Название:	Niall Madden
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Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 264,034.82

### Местоположение

Страна:	ЮАР
Область:	Western Cape
Город:	Кейптаун
Адрес:	Podalyria Street, Cape Town Ward 100
Почтовый индекс:	7150
Добавлено:	19.01.2024

#### Описание:

Luxury 3 Bed Villa For Sale In Gordons Bay Cape Town South Africa

Esales Property ID: es5553989

Podalyria Street, Cape Town Ward 100,

Western Cape, 7150,

South Africa

Modern, elegant and captivating mountain-side home with spectacular views.

Welcome to your mountain oasis. Nestled 107 metres above sea level, this stunning 3- bedroom, 2-bathroom home (built in 2016) offers a serene escape with breathtaking panoramic views of the Helderberg and Hottentot Holland Mountain range, Gordon's Bay, Somerset West, False Bay, and even a



glimpse of Cape Town's iconic Table Mountain in the distance.

This thoughtfully designed and considered 220 sqm home (including the wide garage and stairwell) includes an ensuite bathroom and the 3rd bedroom can be a dedicated study. The interior footprint is 156 sqm. The home faces North, which means it is warm in winter and cool in summer.

The open-plan lounge and dining areas seamlessly merge with a spacious galley kitchen and adjoining laundry. Luxurious top finishes, such as granite countertops, premium German taps, and eco-efficient fittings throughout, showcase the modern elegance of this energy-efficient home.

The house is tiled with large-format porcelain tiles in the entrance, passage, bathrooms and kitchen complemented by top-quality bamboo flooring in the living, dining, and bedrooms.

It has large foldaway glass windows and a large sliding door in the living area and, additionally, large windows throughout the home flood the interior with natural light, connecting you with the spectacular outdoor scenery.

Eco-friendly living is a hallmark of this property, featuring a 4.4kW solar panel array with 10kW battery storage, a solar geyser, a wood-pellet burning fireplace, gas hob with gas bottles conveniently located outside, and air conditioning, contributing to fuss-free sustainable living. Additionally, 3000 litres of rainwater tanks and a modest vegetable and herb garden add to the 'off-grid' lifestyle.

Outdoor bliss awaits with al-fresco dining on the open patio, complete with a motorised retractable awning, overlooking the Helderberg mountain range and mesmerising sunsets over False Bay.

The backyard, covered with shade cloth, provides a comfortable area for outdoor relaxation and activities in addition to being a practical place to hang linen.

Peace of mind and tranquillity are paramount, with the property and its indigenous garden fully fenced and alarmed (alarm with armed response and exterior beams). The unique high-walled design ensures security without compromising the expansive views.

Situated in an upmarket pan-handle road surrounded by many international owners, this is a secure and tranquil haven. It is especially ideal for an owner who requires a neat, low maintenance home at the ready to escape the cold winters of the Northern Hemisphere.

Additional features:

Above the hob, an integrated cooker hood provides efficient extraction and venting of airborne grease, heat and steam, filtered to the outside. It also features undercounter lighting.

Blinds: 'Sheerweave' roller blinds in the living area folding windows effectively screen out glare and heat; roman blinds in the kitchen and venetian blinds in both bathrooms contribute to a private sense of comfortable tranquillity.



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The ensuite bathroom has a large walk-in shower, WC, bidet and spacious vanity cabinet with marble top. All taps are eco-efficient premium German taps.

The second bathroom has large glass-enclosed shower, WC and practical vanity cabinet with marble top. All taps are eco-efficient premium German taps.

There are thoughtfully considered, floor-to-ceiling, built-in wardrobes in all 3 bedrooms plus an additional dedicated linen cupboard.

The living area features beautiful bespoke built-in units with ample power points for TV and Sound System. There is a satellite dish installed outside.

The large double garage boasts a remote controlled roll-up garage door and built-in storage cupboards. There is a fully paved parking area on the property outside that comfortably accommodates at least 3 vehicles. So, you'll always have more than enough space for your visitors to park.

High-speed fibre connection, allows owners to comfortably and reliably work from home.

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## ABOUT THE AREA

Gordon's Bay is situated close to world-famous wine farms such as Lourensford, Morgenster and Vergelegen (less than a 20-minute drive); acclaimed golf courses like Erinvale (also a 20-minute drive); beautiful, sandy Blue-Flag beaches and yacht-club (just 5 minutes by car).

The sea temperature in False Bay is much warmer than elsewhere in Cape Town at 22°C in summer.

Gordon's Bay is famous for its stunning sunsets! And, with the prime position of this property, you'll be able to enjoy sundowners with spectacular, unencumbered views.

Hiking trails abound; Crystal Pools with its pools and waterfall is not to be missed; cycling (with a view) is a huge sport here; Zip lines for the more adventurous, and then there is the very popular Helderberg Nature Reserve and the Harold Porter Nature Reserve just a 30-minute drive away.

Gordon's Bay village is quaint and has 2 harbours. Fishing is a very popular hobby here.

There are many grocery stores and supermarkets within a couple of kilometres and large shopping malls within a 15 km radius. And, not to be forgotten, there is an abundant choice of stellar restaurants and quirky coffee bars.

Explore the Whale/Dolphin Route; the Wine Routes; the stunning Clarence Drive Coastal Route. Three excellent Hospitals and top schools are all within a 20km radius.

Cape Town CBD: 50km

Cape Town International Airport: 40km

Hermanus: 80km



Franschhoek: 70km  
Stellenbosch: 30km

Immaculately cared for and boasting multiple unique features in the area, this property is priced at ZAR 4.5million (circa EUR 225,000). It's is your opportunity to experience easy living, a connection to the outdoors, and the charm of a tranquil mountain retreat. Don't miss out on making this idyllic haven your own!

#### MAiN FEATURES:

- \* 220m<sup>2</sup> of living space
- \* 565m<sup>2</sup> plot – 47 perches
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* 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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#### **Общие**

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	220 кв м
Площадь участка:	565 кв м

#### **Building details**

Number of Garages:	2
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#### **Lease terms**

Date Available:

#### **Дополнительная информация**

Virtual tour URL:	<a href="https://www.youtube.com/embed/idJt2dJ2Cjw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/idJt2dJ2Cjw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a>
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#### **Contact information**

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