

# Hamptons

INTERNATIONAL



**South Africa, Western Cape, De Kelders**

5 🏠 4 🚗 3 📧

**£140,000**  
**(R 2,995,000)**

## Property details



### Key features

- Accommodation
- Alarm System
- Aquatic Activities
- Balcony
- Breakfast Nook
- Built In Braai
- Bath, Toilet and Basin
- Built in Wardrobes
- Coastal Beach
- Electric Garage

### Attributes

-  Garage
-  Garden

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## Description

**DUAL LIVING WITH INVESTMENT POTENTIAL**This unique property is a fantastic opportunity for dual living, offering both comfort and the potential for a steady income stream. Whether you're looking to accommodate multiple generations or seeking a smart investment, this home delivers. The property is cleverly split into two separate units, ensuring privacy and independence for both sides. The self-contained cottage/flatlet, which boasts its own private entrance from Tuin Street, features 3 bedrooms, 2 modern bathrooms, and a single garage. The open-plan living area is bathed in natural light, creating a warm and inviting atmosphere. The flatlet also includes its own fully equipped kitchen and lounge area, with sliding doors that lead out to a private braai area and a charming boma—perfect for enjoying those mild evenings with friends and family. The main house, equally impressive, offers 2 comfortable bedrooms and 2 bathrooms, with a cosy kitchen and a small living area. A dedicated braai room leads to a separate laundry/scullery area, providing added convenience. The self-catering flatlet is currently utilized as a holiday rental, generating a lucrative income, and this can continue as a profitable endeavour for an entrepreneur or a retiree looking to boost their earnings. With the property's dual setup, there are endless possibilities—work from home in one unit while residing in the other, or renting one unit out, either for holidays or on a permanent basis. Additional features further enhance the property's appeal. An inverter system will remain with the sale, ensuring energy efficiency, while two water tanks help irrigate the lawns and garden without the burden of expensive water bills. The self-catering unit also includes a gas geyser, while the main house features an electric one. Located on a corner stand with entrances on both Main Road and Tuin Street, the property enjoys a prime position. The convenience of being within walking distance to the sea and the town center makes it an ideal spot for short-term holiday rentals or simply enjoying the coastal lifestyle. With its perfect blend of functionality, income potential, and location, this property is a true investment worth seeing. The possibilities are endless!













































# Location

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