


Hamptons

INTERNATIONAL



South Africa, Western Cape, Mountainside

3  2  2 






£520,000

(R 11,500,000)




Property details



Attributes

-  **Swimming pool**
-  **Garage**
-  **Sea views**
-  **Private parking**
-  **Garden**

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Description

The best located property in Mountain Side- Gordon's Bay Exclusive Sole Mandate | Mountainside, Gordon's Bay Looking for a property with the best location between Muizenberg and end of Cape Town, Gordon's Bay? Look no further. Perched high against the dramatic cliffs of sought-after Mountainside, Gordon's Bay, this rare heritage property offers an exceptional blend of privacy, serenity, and truly breathtaking coastal vistas. It borders a nature reserve of 100 000ha, from which the 3000ha Kogelbaai UNESCO Biosphere Reserve is the core. This was the first UNESCO site in RSA. This 4 250m², secluded cul-de-sac property, is on a gentle slope, of which 900m² of the plot is on level ground. Surrounded by mature trees and embraced by nature, this north-facing home enjoys complete seclusion in an elevated setting that feels worlds away from the bustle below. The panoramic 140-degree views on False Bay, with the towering Table Mountain as background, are undoubtedly the home's most compelling feature. From sunrise to sunset, the ever-changing seascape creates a sense of calm and escapism, with uninterrupted sightlines stretching across the bay toward Table Mountain. Evenings are best enjoyed from the patio and braai area, where golden sunsets melt into the ocean horizon, accompanied only by the distant sound of waves and the gentle rustle of the surrounding trees. A large, rim flow concrete and Coprox pool, filled with natural spring water, provides a unique and refreshing retreat while overlooking the expansive bay — a setting that perfectly complements the home's tranquil atmosphere. For the outdoor enthusiast, private access to mountain hiking trails leads to elevated viewpoints along the upper boundary of the property, offering truly awe-inspiring perspectives that must be experienced to be fully appreciated. The garden boasts a lot of fruit-bearing plants and trees, offering the property a large colony of wildlife such as birds, baboons, duikertjies, mongoose, and even the occasional mountain leopard. The silence and privacy are remarkable, with no street noise — only ocean breezes and nature at its finest. The property is protected by huge trees and the mountain, ensuring the prevailing South Easter wind seldom influences your outdoor activities. While the home requires some updating, it presents exceptional potential, including the opportunity to extend at the rear and further enhance the existing structure. To note is that this is a very safe area; the streets are monitored by private cameras. This property is protected against flooding, as proven. Accommodation includes:

- The downstairs main bedroom features spectacular sea views through a large front-facing window.
- Two decent-sized bedrooms upstairs, complete with a half bathroom.
- One downstairs family bathroom and kitchen with a pantry/laundry.
- Open-plan lounge and dining area with a fireplace
- One study
- Secure parking for up to eight vehicles, which can be enlarged.
- Fenced on three sides.

Additional Value: A separate single garage with its own separate entrance and different street address offers the potential to be subdivided or converted into a compact dwelling with beautiful sea views, adding future versatility.

Important Investor Note: The sale is subject to a lease-back agreement in terms of which the current owner will remain as tenant for a period of ten years. This offering is ideally suited to discerning investors who consider to retire in ten years, or seeking a secure, long-term investment in one of False Bay's most scenic and exclusive hillside locations. During the lease period, the current owner will be responsible for all costs, including rates and taxes, insurance, and normal maintenance. Any extensions or upgrades will be for the new owner's account. Lease terms will be discussed with qualified investors. This offering is ideally suited to discerning investors seeking a secure, long-term investment in one of False Bay's most scenic and exclusive hillside locations. Viewings strictly by appointment. Qualified investors only.





































Location



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