

Property For Sale:
House 7, Somerset Forest Estate
Sir Lowry's Pass



Asking price R950 000

Subject Property:

ERF 1163 SIR LOWRYS PASS CITY OF CAPE TOWN
Estate: SOMERSET FOREST



This property offers the following:	
Floor Area (m ²) Residential	110
Erf Size (m ²)	400
Floor Level	Free standing single storey
Bedrooms	3, of which 2 with built in cupboards
Lounge	1 open plan
Bathrooms	Main with bath plus en-suite with shower
Kitchen	Open plan
Parking*	Double garage plus street front parking
Living areas	Sliding door to patio and garden. Communal club house, braai area and swimming pool.
Security	Fenced, controlled access with guards
Estate Levies	R700.00 p.m.
Municipal Taxes	R250.00 p.m. Approximate.
	Rented at R5000.00 p.m.





Property condition:

The improvements consist of a 3 bedroom house that was built in 2006/7. The finishes are neat, current and easy to clean. The structure is good and no immediate maintenance is envisaged. The garden might need a good cleanup, but being small and easy maintainable, it should not pose an issue.

Location and suburb information:

The subject property is situated in a security estate in the picturesque setting on the slopes of Sir Lowry's Pass. It is close to Gordon's Bay and has easy access to the N2 towards Somerset West / Strand and Cape Town. A communal recreation area consisting of a club house, braai facilities, huge lawns and a swimming pool is available to the residents. The estate has proper security including electrical fencing, controlled access and guards.



If you are interested, please contact me immediately.

Cobus van der Merwe

083 4405172

cobus@incommercial.co.za