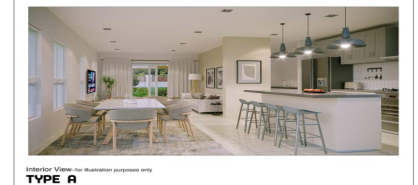
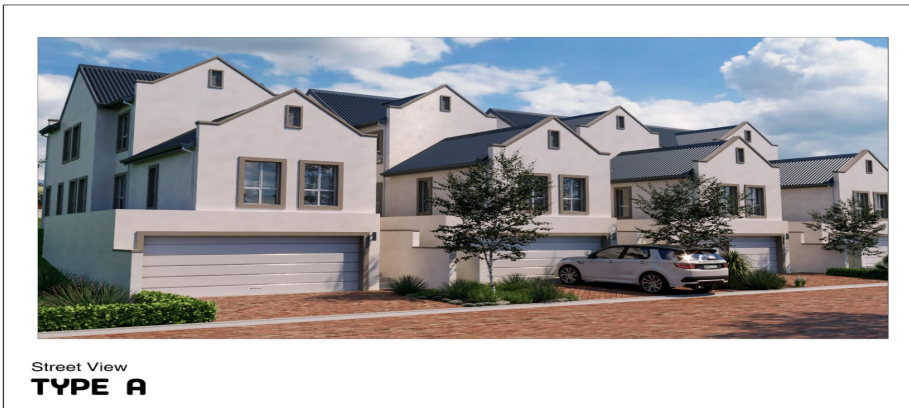


Welgevonden

Gevonden Estate - Luxury 3 Bedroom Plot and Plan Homes



R 3 650 000

Web Ref: 11528

No Transfer Duty. Joint Mandate.

Build your dream home at Gevonden Estate in the heart of the Stellenbosch Winelands and enjoy secure country living at its best. Only 5 plot and plan opportunities are available.

Each Plot has an approved architectural plan for a 3- bedroom, 2- bathroom, North-facing home, with an open plan kitchen, dining, and living room, a separate study, and a guest toilet. There is also an undercover North-facing patio with a built-in braai and entertainment area to enjoy the beautiful views and green surroundings. Each house has an extra-length double garage for additional storage. Each home has a fibre connection point, the provider is Snowball. Optional additions can be arranged with the architect to make the house Inverter ready and to install air-conditioning in the lounge and bedrooms.

Location:

Gevonden is an exclusive boutique estate within 6 kilometres of Stellenbosch and within close proximity of the historical Weltevreden Estate and the neighbouring Welgevonden Estate. It is perfectly situated within easy access to all the main roads to Cape Town, and the neighbouring towns and wine estates of this popular area, where agriculture and tourism have been refined to a fine art.

The Concept:

The site plan of this secure and friendly lifestyle estate is adjacent to a green belt and offers pristine, indigenous gardens, trees, and large green areas against the backdrop of the surrounding vineyards and spectacular mountain views of the Weltevreden Hills and Simonsberg Mountain, creating a pleasant and relaxed lifestyle and a safe environment for children and pets to enjoy the outdoors. A variety of 41 indigenous shrubs and 12 different types of trees were planted in the Gevonden Estate to enhance the ambience of peaceful country living. The

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Constructor for these contemporary homes is Gerhard van der Linde of Linde Construction, renowned for his professional and quality construction projects in Stellenbosch since 2008. The architect is Pieter Van Heerden of Van Heerden Architecture.

Security:

Gevonden Estate was meticulously designed to ensure a safe living environment for its homeowners. It has 24-Hour manned security with strict access control by Snowball and armed response by ABC to meet the security needs of its residents. Provision was also made for anti-dig boundary walls, electrified fencing, 12 closed-circuit cameras and security lights.

Features:

Aluminium windows and doors, automatic garage door, built-in brick braai, Bosch built-in oven, hob and extractor fan, Chrome bathroom accessories, connection points for dishwasher and washing machine, engineered stone kitchen tops, fibre connection point, Grohe mixers, Geberit, porcelain tiles, pre-paid meter.

Features:

Braai Area, Double Storey, Pre-paid Electricity, Architect's Design, Floors: Tiles, Study, 2 Open Parkings, Pet Friendly, Guest Toilet

Rooms:

3 Bedrooms

2 Bathrooms

Living Area

Kitchen

2 Garages

Property Details:

Floor Size: ± 197 m²

Plot Size: ± 250 m²

Levy: R 2 100

Rates and Taxes: R 1 100