



R420,000

Web Ref 994389

PROPERTY FEATURES

Views

ELEVATED STAND WITH EXCELLENT SEA VIEWS!

This remarkable stand, third row from the sea, is situated against the central dune ridge that traverses Shelley Point from North to South, facing due East. The height of the western boundary, together with a generous building height allowance of 9m (measured from this highest western boundary) ensure that the magnificent views from this stand cannot easily be impeded upon by future building activities in the vicinity. The stand is fully serviced with water, electricity and sewer connection points. There is no time limit within which to start building, but certain building guidelines do apply to safeguard the aesthetics of the development, as well as your investment. A pedestrian walkway along the top of the dune ridge gives easy access to the northern Shell Bay beach, a mere 100m away. The Shelley Point Lighthouse, a well known local landmark, is easily accessible, a few hundred metres further down the beach. Popular activities in the area include extended strolls on the beach, bird and whale watching, golf, and for the more adventurous, surfing, kayaking, scuba diving, snorkeling and fishing. Whales and dolphins can regularly be seen along this stretch of coastline, as well as the endangered Black Oystercatcher, which is endemic to this area. Other bird life abounds. Shelley Point Golf Estate, some 150 km from Cape Town up the restful West Coast, is a private Peninsula Village with Britannia Bay on one side and the calm blue waters of



Klaus Psotta

c.082 885 5815

klaus.psotta@rawson.co.za

Stompneus Bay and St Helena Bay on the other. The Hotel and Country Club provide easy access to a 9 hole golf course, swimming pool, tennis courts, bowling green, spa/wellness centre and restaurant. The estate is managed by a dynamic Home Owners Association. Levies are very reasonable, and include 24 hour access control, roaming guards and alarm monitoring and response. The ideal location for your future holiday retreat! – Give us a call today!
EXCLUSIVE JOINT MANDATE

ERF Size 545 m²

Rates R560 per month

Home Owner Levies R780