

Penthouse


# Pristine 5 Bedroom House For Sale In Mowbray

South Africa, KwaZulu-Natal, Berea, , , ,

SALES PRICE

**R 2700000.00**

- 215 qm
- 8 rooms
- 5 bedrooms
- 3 bathrooms
- 3 floors
- 3 qm land area
- 3 car spaces



**Sally Gracie**  
Chas Everitt Cape Town South  
Cape Town, South Africa - Local Time

27 21 712 5029



Introducing the middle of a row of 3 semi-detached heritage cottages with a large open space at the back where expansion of perhaps a 2nd double-story unit with mountain views is possible. (Municipal approval applies) There is off-street parking for 1 car in the front of the property.

The property has solid bones and beautiful heritage features including original fireplaces, high ceilings, generous proportions and original flooring and was previously used as student accommodation.

The neighboring cottage also belongs to the same owner and could be purchased together with this unit. The possibility exists to have a reciprocal servitude registered to create access from a side road thus enabling access to the vacant ground at the back of this unit. (The neighboring corner unit has access to the back already).

The property benefits from a north-facing orientation and the natural light of particularly the front facing rooms create a warm and inviting atmosphere. The home is situated at the front of the erf, flanked by 2 neighboring semi-detached cottages and offers ample space at the back for potential extensions and a sprawling garden with breath-taking mountain views. Step inside to explore the layout of this remarkable property.

To the left of the front door, you'll find a versatile room that can serve many purposes but functioned as a bedroom in recent years. With wooden floors, a sash window, and a cozy fireplace, it exudes charm and character.

On the right side of the entrance, another north-facing room awaits, complete with built-in cupboards and naturally with flexible usage options too. This room has also functioned as a bedroom in recent years.

The living area, the heart of the home, reveals a comfortable open-plan living space with an original fireplace, vintage light fitting, and original wooden floors. Seamlessly connected to this area is the compact open-plan kitchen to the far side, featuring a fitted wooden cabinet, sink, sash window, and an impressive high-pitched ceiling with a roof window allowing natural light to flood this area.

A conveniently located guest bathroom, equipped with a shower, basin, and toilet, enhances the functionality of the living space. The spacious 3rd bedroom is positioned across from the living area with wooden flooring underfoot.

The 4th bedroom features a walk-in closet and a bathroom boasting a bath, shower-over-the-bath, basin, toilet, and a welcoming sash window. The 5th bedroom offers French doors leading to a private courtyard, creating a tranquil retreat within the property.

This room also boasts its own en-suite bathroom, complete with a shower, basin, and toilet. Step outside to the spacious back garden, offering ample room for potential extension or even the addition of a pool.

Let your imagination run wild as you envision the possibilities of creating your dream outdoor oasis. With a total of 5 bedrooms, an open-plan lounge (no dining area), and 3 bathrooms (2 of which are en-suite), this property provides comfortable and versatile living spaces. Additional storage space is available through a large trap door leading to the roof storage area, complete with wooden flooring and insulation.

The property is centrally located, near the proposed Amazon Head offices, close to parks, Rondebosch Common and the Liesbeek River green; close to a number of hospitals, UCT, highways leading to the city and airport and the many distinguished schools of Cape Town's Southern suburbs.

View strictly by appointment only.

Available From: 10.06.2024

Floor: 4    Floors: 4    Year Built: 2017    Car Spaces: 4    Year Of Construction: 2017    Type: Office



## Amenities

ID	Property ID	Reception Area
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## Outdoor Amenities

Carport	Secure Parking
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