



**Gevonden Estate, Erf 16647, Welgevonden Estate ,  
Stellenbosch**















**R 2 950 000**

**Web Reference 10658**

Find your perfect home at Gevonden Estate in the Stellenbosch Winelands and enjoy magnificent views and secure country living at its best.

Gevonden is an exclusive new development within close proximity of Stellenbosch, the historical Weltevreden Estate and the neighbouring, renowned Welgevonden Estate.

The site plan of this secure, state-of-the-art lifestyle estate offers 13 trendy, contemporary designed, double storey homes and 7 duplex townhouses, set against the backdrop of panoramic vineyard and mountain views and pristine indigenous landscaped gardens, which were planted to preserve and enhance the natural fauna and flora of the surrounding wetland area.

Each of the vacant plots offers mountain views, sized from 240m<sup>2</sup> - 477m<sup>2</sup> and selling from R1 150 000 VAT included. You can buy a plot and build your own dream home or choose from approved plan types with a plot-and-plan option.

Only two of the first five Turnkey homes which were built in this new development are still available to buy with immediate occupation. These homes are selling between R3 150 000 - R3 350 000 VAT included. No transfer duty is payable, the Purchaser pays only the transfer costs of the transfer attorney. Two other Turnkey homes offer an excellent investor's opportunity for sale with a rental income of R17,000/month.

The floor plans of these stylish homes have 3 bedrooms, 2 bathrooms and an extra guest bathroom downstairs. The main bedroom has a luxurious en-suite bathroom with a dressing room and a balcony with views. The free-flowing plan of the lounge, dining area and designer's kitchen open onto a patio with a built-in braai and a pretty courtyard garden. These modern homes offer a pleasant and relaxed lifestyle with enough available space to entertain friends, while enjoying the pristine mountain views and landscaped gardens of the Estate.

Modern, high-quality finishes and appliances were used to enhance the contemporary interior design. Chrome pendant lights with clear, smoked glass by Bright Star Lighting and porcelain tiles throughout. The bathrooms have vanities with double basins, feature mirrors and Grohe mixers and shower heads. The main bathroom has a Petite freestanding bath from Livingstone Baths. The kitchens are equipped with Bosch stainless steel electric ovens (energy efficiency class A), glass-ceramic hobs and chimney hood extractor fans.

Gevonden Estate was meticulously designed to meet the needs of the discerning buyer. It has excellent security systems and strict access control to secure a safe environment for its homeowners. The renowned developer and designer of this unique boutique estate offers perfection and honest value at its best. The perfect location is 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.



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Bedrooms: 3

Open Plan Kitchen : Nordic kitchen cupboards with Nougat quartz counter tops, Pendants with clear glass above kitchen Island, Bosch built-in stainless steel electric oven, glass ceramic hob & chimney hood extractor fan, dishwasher and washing machine connection points, Franke double kitchen sink with Grohe mixer

Balcony: Spacious balcony with magnificent vineyard an mountain views

House Size: ±210 m<sup>2</sup>

Garages: Double garage with electric doors

Security: Excellent security systems: Security gate with Guard House, Boom and perimeter by Fibre Geeks, 24-hour access control by Click-On, 24-hour response by ADT, Electric fencing by Helderberg fencing, Closed circuit TV, Intercom

Bathrooms: 2.5

Lounge / Dining room: Open plan, blinds, porcelain tiles, stacking doors opening onto patio

Patio: Belau wooden deck with braai area

Erf Extend: ±295 m<sup>2</sup>

Parking: 2 visitors parking



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