

Voelklip Street George, South Africa

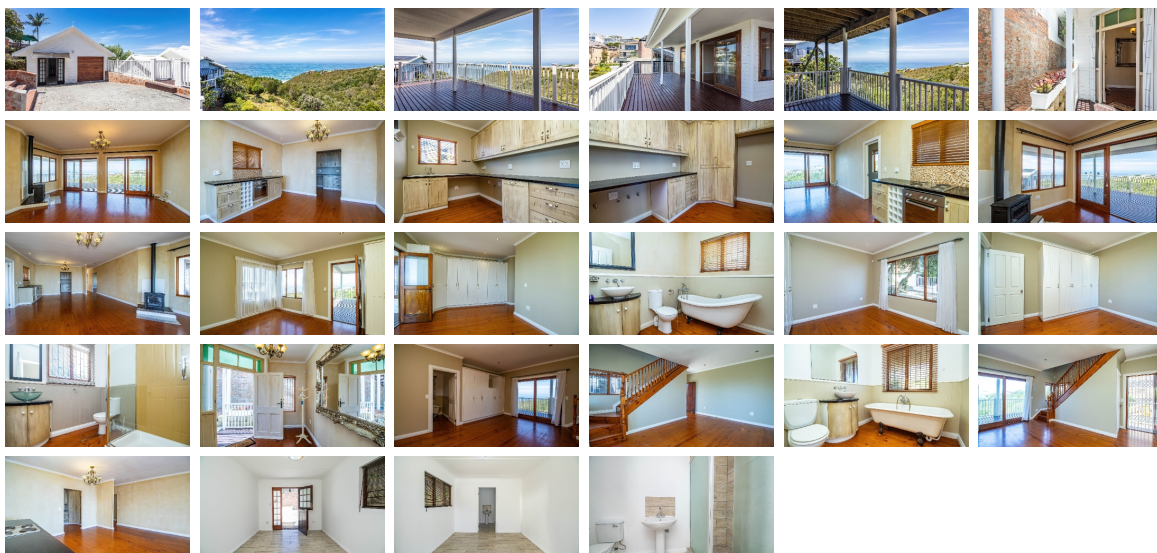
Property Code: ERA498

Property Location:

47 Voelklip Street
Herold's Bay
Western Cape
George, South Africa

Amenities:

Bathrooms: 3.0
Bedrooms: 4
Land: 728 M²
Surface: 320 M²



Description:

Panoramic Sea Views, Greenbelt and Ocean Frontage, Multi-Storey Wooden Home in Herolds Bay

A motivated seller and flexible purchasing options, this is an opportunity not to be missed.

Discover exceptional coastal living with this character-filled multi-storey wooden home, perfectly positioned along the deep greenbelt valley with uninterrupted views of the ocean, waves breaking below, and sweeping panoramas stretching toward Mossel Bay.

Property Overview :

This beautiful home offers a unique combination of privacy, elevation, and breathtaking natural surroundings. The residence embraces its setting with expansive windows and sea-facing living spaces, creating a tranquil retreat ideal for coastal living.

Inside the main house, you'll find three well-appointed en-suite bedrooms, each offering comfort and privacy.

The spacious lounge, complete with a wood-burning fireplace, creates a warm and inviting space for relaxed evenings while enjoying the sound of the ocean.

The fully equipped kitchen and separate scullery make everyday living and entertaining effortless.

A highlight of the property is the large, sea-facing patio, perfect for entertaining, whale-watching, or simply unwinding while taking in the spectacular surroundings.

Additional Accommodation & Features :

1 en-suite bedroom located next to the garage — ideal for a caretaker, housekeeper, teen, or guest suite

Additional outside room (no bathroom) — perfect as a home office, studio, or storage room

Single lock-up garage

Alarm system linked to a reaction unit

Street-front fencing with automatic gates (newly installed)

Freshly painted and well-maintained

Steep driveway and multiple staircases characteristic of elevated Herolds Bay homes

Price excludes VAT. The property is owned by a VAT-registered company.

Buyers have three flexible acquisition options:

a) Purchase the property out of the company – VAT applicable (approx. R1 027 650)

b) Take over the company – buyer responsible for applicable taxes and transfer structures

c) Apply for Zero-Rating – if the purchaser intends operating the property as a going concern (e.g., Airbnb, guest accommodation), a SARS application for zero-rated VAT may be submitted.

Lifestyle :

Herolds Bay offers an unmatched coastal lifestyle — long beach walks, surfing, scenic hiking trails, and world-class golf courses nearby. Whether used as a permanent residence, holiday home, or income-generating accommodation, this property provides a rare combination of lifestyle, elevation, and views.

LISTING AGENT:

Agent: Susann Burton

Contact Nr: +(27) 82 253 3337

Email: susan@erageorge.co.za

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