

ROSE EEDES

PROPERTIES

New on the Market - For Sale at Rose Eedes Properties in Upper Bergvliet!

FOR SALE AT ROSE EEDES PROPERTIES



Have Your Property Valued

Interested in selling your property or finding out what it's worth? We provide free, no obligation valuations.

FREE VALUATION

For Sale in Bergvliet - New on the Market Continued!
*Family Home with Exceptional Potential in Prime Upper
Bergvliet!*

FOR SALE IN UPPER BERGVLIET





Tudor Close, Upper Bergvliet

R9 250 000

Erf Size: +/-1 104 m2

Nestled in a quiet cul-de-sac in highly sought-after Upper Bergvliet, this spacious family home presents an outstanding opportunity for families, first-time buyers, or renovators looking to create their dream home in a well-established neighbourhood.

Positioned within the catchment areas of some of the Southern Suburbs' most respected schools and conveniently close to shopping centres, parks, the M3, and Mediclinic Constantiaberg, this property offers both lifestyle appeal and long-term investment value.

A standout feature of the home is its generous proportions and seamless indoor-outdoor flow, creating the perfect setting for family living and entertaining.

Living and Entertainment Areas

The home offers multiple living spaces designed for comfort and versatility. The main lounge is spacious and inviting, featuring a fireplace for cosy winter evenings and direct access to the garden and pool area. Flowing naturally from the kitchen and dining room, it creates an ideal environment for everyday family life.

A second living room, situated near the entrance and adjacent to the built-in bar area, enjoys abundant natural light through arched windows and sliding doors. Complete with a second fireplace and direct garden access, it offers a warm and welcoming space for entertaining or relaxation.

The impressive built-in bar area serves as the heart of the entertainment spaces, with ample seating and charming exposed wooden beams that create

the atmosphere of a traditional entertainment lounge. Conveniently positioned between the living areas and garden, it allows for effortless indoor-outdoor entertaining.

A guest cloakroom with toilet and basin is located near the entrance for added convenience.

Kitchen, Dining Room and Scullery

The spacious kitchen offers extensive built-in cabinetry, generous granite worktops, an electric stove, and oven.

Open-plan to the large dining room, the layout promotes easy family interaction and effortless entertaining.

The adjoining scullery provides additional functionality, featuring built-in cupboards, ample workspace, a double sink, two plumbing points, and room for additional appliances. A door from the scullery leads to a practical outdoor service yard with direct access to the garden, carport, and fifth bedroom.

Outdoor Living

Designed with entertaining and family enjoyment in mind, the outdoor spaces offer a wonderful lifestyle experience.

The established garden and swimming pool create a private setting for summer gatherings, while the covered entertainment area and built-in braai ensure year-round enjoyment. The outdoor areas are easily accessible from both lounges as well as the main bedroom, enhancing the home's seamless connection to the garden.

A borehole further adds value by helping to reduce municipal water costs.

Enjoy beautiful glimpses of Silvermine Mountain, adding to the tranquil atmosphere of this exceptional property.

Bedroom Accommodation

Main Bedroom Suite

Privately positioned at the end of the passage, the spacious main bedroom enjoys garden views and direct garden access through sliding doors.

Additional features include a generous walk-in wardrobe and a large en-suite bathroom comprising a bath, shower, toilet, and bidet. The space offers excellent scope for modernisation while retaining its generous proportions.

Family Bedrooms

Three well-sized, sun-filled bedrooms are positioned along the bedroom wing, each enjoying pleasant garden views.

Their proximity to the main suite makes them ideal for young families, while their versatility allows for use as guest bedrooms, home offices, or hobby rooms.

Family Bathroom

Servicing these bedrooms is a spacious family bathroom featuring a bath, shower, toilet, and basin.

Fifth Bedroom with Private Access

A valuable addition to the property, the fifth bedroom is accessed from the external yard and garden area and includes its own en-suite bathroom with shower, basin, and toilet.

With direct access to the carport, this flexible space is ideal for guests, extended family accommodation, dual living arrangements, a home office, or generating rental income.

Parking and Security

The property offers extensive secure parking behind an automated gate, including:

Large 41m² double garage with direct access to both the home and garden

Covered carport with access to the scullery yard and fifth bedroom

Long driveway providing ample additional parking

Secondary rear entrance offering further parking options

Families will appreciate the generous outdoor space, which also provides a safe area for children to play.

Additional Features

Prepaid electricity

Borehole

Ring security system

CCTV camera at rear entrance

BKM Armed Response

Burglar bars

Security gates

Pedestrian gate

Two plumbing points in the scullery

The Opportunity

Offering generous accommodation, flexible living spaces, excellent entertaining areas, and significant renovation potential, this property represents a rare opportunity to secure a substantial family home in one of Upper Bergvliet's most desirable locations.

Whether you are a growing family, a first-time buyer seeking space to expand, or a discerning purchaser looking to add value, this home provides the ideal foundation to create something truly special.

VIDEO | FULL GALLERY

New on the Market - For Sale in Fish Hoek!
Central 4 U - More Than a Guesthouse, A Lifestyle Opportunity!

FOR SALE IN FISH HOEK





Central Road, Fish Hoek

R8 500 000

Erf Size: +/-228 m2

Central 4U is more than a successful guesthouse—it is a story of hospitality, comfort, and community. For over two decades, this iconic seaside retreat has welcomed travellers, naval families, and holidaymakers seeking a warm and familiar home away from home. Thoughtfully converted and lovingly maintained, it offers a unique opportunity to acquire a well-established, fully operational hospitality business in the heart of Fish Hoek.

Perfectly positioned just a three-minute walk from the beach in a sought-after, central, car-free location, this property combines convenience, charm, and exceptional lifestyle appeal.

Accommodation comprises:

2 Studio Apartments

1 Bedsitter (wheelchair-friendly)

2 One-Bedroom Apartments (one wheelchair-friendly)

1 Two-Bedroom Apartment

Owner's Unit currently configured as a one-bedroom residence, with several alternative layout options available

Each unit enjoys its own private entrance and outdoor space, while guests also have access to shared braai facilities and a tranquil garden setting—ideal for relaxation and social gatherings.

The property is being sold fully furnished, offering a true turnkey opportunity. Simply take ownership and continue operating this established accommodation business from day one.

In addition, the property is zoned General Residential 2 with Multi (+3) usage rights, presenting exciting potential for future development or expansion for the astute investor.

With six income-generating guest units and the option to incorporate the owner's unit into the rental pool, this versatile property offers both immediate returns and long-term possibilities.

Whether you are seeking a lifestyle change, a thriving hospitality venture, or a strategic investment opportunity, Central 4U is ready to welcome its next chapter.

Enquire today and discover the potential of this exceptional Fish Hoek property.

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VIDEO | FULL GALLERY

New on the Market - For Sale in Noordhoek!
*Character, Charm & Country Living in the Heart of Chapman's
Peak, Noordhoek!*

FOR SALE IN NOORDHOEK



Oak Avenue, Chapman's Peak, Noordhoek
R16 495 000
Erf Size: +/-1 447 m2

Perfectly positioned down a quiet country lane on the only oak-lined section of Oak Avenue, this exceptional family home offers a rare blend of charm, tranquillity, and lifestyle. Designed by a local architect and lovingly cared for by the same family for the past 14 years, the home captures the essence of country living while embracing creative design and timeless character.

Framed by magnificent oak trees and enjoying beautiful views towards Chapman's Peak, this is a home that welcomes you from the moment you arrive.

At its heart lies a classic farmhouse-style kitchen, a warm and inviting space that naturally becomes the gathering point for family and friends. A separate dining room provides an elegant setting for shared meals and opens seamlessly onto the outdoor entertainment areas. The spacious open-plan lounge, complemented by a second family living room, features a cosy fireplace and creates a relaxed environment for both everyday living and effortless entertaining.

The outdoor spaces are equally enchanting. Enjoy your morning coffee beneath the shade of the oak trees, entertain on the covered deck, or unwind on the patio overlooking the beautifully established garden. Expansive lawns provide ample space for children to play, while mature oak trees create exceptional privacy and a peaceful, park-like setting. A sparkling swimming pool offers welcome relief on warm summer days, and countless tranquil corners invite moments of quiet relaxation.

The accommodation is thoughtfully arranged. Upstairs, the generous main suite serves as a private sanctuary, complete with a full en-suite bathroom, a versatile lounge or yoga studio, and a balcony that frames breath-taking Chapman's Peak views. Downstairs, two additional bedrooms share a full family bathroom, while a dedicated work-from-home space provides flexibility for modern living.

Throughout the home, carefully selected design elements add warmth and individuality, including Moroccan chandeliers, exposed beams and brickwork, handcrafted wooden doors and windows, and beautifully chosen tiles. Direct access from the automated double garage adds everyday convenience.

One of the property's greatest attractions is its unrivalled lifestyle location. Within easy walking distance, residents can enjoy the beach, the village green, the farm village, popular cafés and coffee shops, acclaimed restaurants, wine-tasting venues, and nearby equestrian facilities. Few locations offer such a unique combination of rural charm, natural beauty, and everyday convenience.

A home rich in character, designed for connection, and perfectly positioned to embrace the Chapman's Peak lifestyle.

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New on the Market - For Sale in Woodstock!
Delightful Cottage, Steps from the Biscuit Mill!

FOR SALE IN WOODSTOCK





Devon Street, Woodstock
R1 995 000
Erf Size: +/-96 m2

Set in the heart of trendy Woodstock, this secure lock up and go offers off-street parking for one car, an open plan kitchen and living area, brightly-lit and well-finished bathroom, and one bedroom opening onto a sweet back yard and shed, just waiting to be converted to a potted garden.

Well placed property and perfect for first-time homebuyers. A must see!

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VIDEO | FULL GALLERY

Properties To Let

RENTAL & SALES PROPERTIES REQUIRED AT ROSE EEDES PROPERTIES!

Most rental stock successfully tenanted! For Sale Stock

Required at Rose Eedes Properties

*Please contact Rose Eedes Properties on
properties@roseeedes.co.za to assist with securing a
tenancy/sale for your property.*

*Rental Option of placement and management leases.
Fully qualified property practitioners with 30 years' experience
in the property industry.*

To Let in Tamboerskloof!

*Stunning All Inclusive Furnished & Equipped Studio Apartment
in Sought-After Tamboerskloof!*

Occupation: 1st July to 30th November 2026

TO LET IN TAMBOERSKLOOF



Frederick Close Steps, Tamboerskloof
R18 000 /month

Please note that this studio forms part of dual living units on the same erf. This property is available for the period 1 July 2026 to 30 November 2026 ONLY.

Single person only.

Furnished and equipped amazing studio in magical setting in Tamboerskloof. Access is via the beautifully maintained garden via wooden bridge.

Open plan kitchenette to living area. Kitchenette fitted with fridge, microwave, 2 plate induction top, toaster, kettle, as well as cutlery and crockery.

Bathroom with shower.

Living area with high, vaulted ceilings, exposed wooden beams, queen size bed, dining table, seating chairs and free standing wardrobe.

Living area with French Doors leading onto large, open wooden deck with incredible unobstructed mountain and city views.

Separate entrance to studio.

Rental is all inclusive: Electricity, water, wifi, armed response and weekly char.

Common areas include the use of the pool area.

One month refundable, breakage and cleaning deposit due

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VIDEO | FULL GALLERY

TO LET IN TAMBOERSKLOOF



*Unfurnished 2-Bedroom Apartment
in Art Deco Building with a Secure
Parking Bay!*

*Occupation: 1st June on a 12-Month
Lease.*

*Kloof Nek Road, Tamboerskloof
R23 000 /month - Reduced*

This spacious two-bedroom apartment is located in an Art Deco complex in sought-after Tamboerskloof, within walking distance of shops, restaurants, parks,

TO LET IN PLETTENBERG BAY



*Ultimate Beachfront, Luxury Retreat
- Exquisite 5-Bedroom Home with 2-
Bedroom Apartment!*

Occupation: Holiday Rentals.

*Hill Street, Plettenberg Bay Central!
R27 500 /day - Shoulder Season*

SEASONAL DAILY RATES PLEASE
SEE BELOW

Full property:

- High season 15 DEC-15 JAN (peak)
| R65000 per night full house.

and all major amenities, including Myciti bus stop.

Lovely wooden floors and high ceilings throughout.

2 bedrooms (both with built in cupboards)

Lounge and main bedroom leading to enclosed balcony with amazing Table Mountain views.

Separate, modern kitchen with undercounter plumbing for 2 appliances. Kitchen with back door leading to communal courtyard.

Full bathroom (separate shower and bath)

Water included.

Electricity is metered and for tenant's account.

Fibre ready with Vumatel as the appointed fibre supplier. Tenant must arrange with their ISP for connectivity.

One secure parking bay inside complex.

Regrets, no pets allowed.

Earliest occupation date is for 1 June 2026

• Shoulder season | R27500 per night.

Shoulder Season Rate breakdown per number of PAX:

• Main house 4 Pax | R11000

• Main house 6 Pax | R13200

• Main house 8 Pax | R19800

• Main house 10 Pax | R25300

• Main house and downstairs two rooms 14 Pax – R27500

• Downstairs beach apartment 4 x Pax – R6600

****Please note that this property is currently for sale and may also be available for long-term rentals at a higher rate. Contact us for more details****

Experience unparalleled luxury at this beachfront retreat, a stunning 5-bedroom home with an additional 2-bedroom apartment, perfectly positioned for direct access to the pristine Lookout Beach. Revel in breath-taking views to the East, where you can witness majestic sunrises and admire the picturesque Formosa Peak and the Tsitsikamma Mountain Range.

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VIDEO | FULL GALLERY

FULL GALLERY

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Westlake: 021 702 4072

Fish Hoek: 021 782 1016

Noordhoek: 082 453 5452

Plettenberg Bay: 082 370 9459

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