



## REF Pro973 –PORT ALFRED Investment property for sale

**ASKING PRICE - R850,000 (Negotiable)**

**Beachfront/Harbour Area, Port Alfred, Eastern Cape, South Africa**

- The complex is situated in a prime location overlooking the West Beach and the historical pier, with an easy stroll to the Harbour and its Tourist attractions.
- The unit on offer is situated within the complex overlooking a quiet side street with a river view.
- The complex is secured and well kept by an efficiently managed Body Corporate.

- **About Port Alfred & the area:** *The Eastern Cape, South Africa's "Frontier Country", is marked with the identity of centuries of diverse cultures and is the historic meeting place of ama-Xhosa, Khoisan, Dutch and British.*

*Port Alfred is situated in the Eastern Cape at the mouth of the Kowie River. Initially a busy harbour, Port Alfred was named after Queen Victoria's son. A thriving holiday resort which is marketed as the "Heart of the Sunshine" coast. The coast line has some of the most beautiful stretches of beach and rock formations in the Country.*

*Port Alfred has many amenities such as shopping malls, a newly renovated and upgraded hospital, harbour and residential marina. There are many internationally known Game Reserves within half an hours drive as well as beautiful and well established hiking trails.*

*Port Alfred is situated just 54 kms away from Grahamstown, home of the annually held National Arts Festival . The festival has become internationally known, attracting performers and visitors from all over the world.*

- ***This property is being sold lock, stock and barrel!***

## About this property – Total facilities:

<b>BUILDING TYPE</b>	Duplex complex	<b>LAND AREA</b>	
<b>PROPERTY TYPE</b>	Residential	<b>FLOOR AREA</b>	94 sqM
<b>BEDROOMS</b>	2	<b>CLOAKROOMS</b>	0
<b>BATHROOMS</b>	1 1/2	<b>POOL</b>	No
<b>DINING AREAS</b>	1	<b>BUSINESS TYPE</b>	Commercial
<b>LOUNGES</b>	1	<b>CAR PORT</b>	1
<b>LEVIES\RATES *</b>	R10,980 P.A.	<b>OFFICE</b>	n/a

### Contact details

#### Fred Broom – Fair-Bro Properties

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Need more Information? Send **Fair-Bro Properties** an E-mail: [properties@fairbro.co.za](mailto:properties@fairbro.co.za)

### Facilities & other information:

#### Security:

- Property is fully fenced in back & sides
- Security gates
- Burglar alarm & burglar bars

#### Upper Residential Level:

- Bedrooms – 2, with panoramic views from Main bedroom balcony,
- Bathrooms -1,5

#### Extra information:

- Ideal holiday/weekend retreat and income-generating property.



#### Ground level:

- Living areas: large open plan lounge opening onto entertainment and garden area
- Adjoining kitchen & dining room area
- Separate entrance front and back

#### Outside area:

- Fenced garden
- Entertainment area with Braai/Barbeque