FACT SHEET

16 Colwyn Drive, Sheffield Beach, KZN













Brand new to the market is this large classic family beach house. Featuring sweeping panoramic sea views of our glorious coastline down towards Durban. This exceptional home is a one of a kind and must be viewed. The house benefits from 5 bedrooms, 4 bathrooms, bar area, formal lounge with fireplace, TV lounge, dining room, wine cellar, large eat-in kitchen with scullery/laundry. The external features of the house include a large pool with secure fencing around, front verandah with covered pergola, a back courtyard with braai area, a large front verandah on the top floor with spectacular sea views, large wrap around garden, 2 double garages, 3 entrances/driveways to the house. The house is situated in Sheffield Beach which is a quick 10 mins drive from the nearest local shops and restaurants and 20 minutes drive from the New King Shaka International Airport.

Luxury Coastal Escapes specialises in high end holiday rentals and this house currently sits on our collection. The house is very popular over Peak Season (Dec & Jan) and rents for R10,000 per night, R6,500 per night in mid season (all school holidays, public holidays) and R4,500 per night in low season (rest of year, typically weekends

Friday and Saturday night).

PRICE & ESTIMATES

 Asking Price
 R 8,250,000

 Average Electricity bill
 R 3,000

 Average Water bill
 R 800

 Municipal Rates
 R 2,416

 Refuse pm
 R 206

 IPSS Security pm
 R 900

Access Point WiFi pm R 900 (50 MEG line)

PROPERTY FEATURES

1826 square meter plot size 639 square meter FAR 228 square meter COV Chlorine pool Wrap around garden Two Double garages

SECURITY

Security cameras around the entire perimeter of the house 24 hour private security with IPSS $\,$

The house offers high security with a 6-foot perimeter wall, plus 6 strands electric fence, Internal and external beams

HOUSE FEATURES

5 bedrooms

4 bathrooms

Ceiling fans in all bedrooms

Air-conditioning in 4 of 5 bedrooms

Fully equipped kitchen & scullery

TV Lounge

Study/office

Dining area

Undercover front verandah with space for soft seating and alfresco dining and incredible sea views

Large back courtyard area with space for soft seating and alfresco dining

Outside storage room

TV Lounge

Study/office

Dining area with wine cellar

Bar area

Formal lounge with fireplace

