

Topaz Way – San Michelle, Noordhoek, Cape Town

Sleeps	8	Pool	Private pool
Bedrooms	4	Views	Sea and mountain
Bathrooms	3	Beach	± 5km



Summary

A charming and relaxed family home set against the mountain side in San Michelle, an up-market area of Noordhoek, with a large swimming pool and just a few minutes' drive away from the beautiful white sands of Long beach. Sit in the lush, tranquil private garden while overlooking the mountain. This child friendly family home with outside daybeds and a swing chair is ideal for a relaxing, fun filled family holiday.



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Living

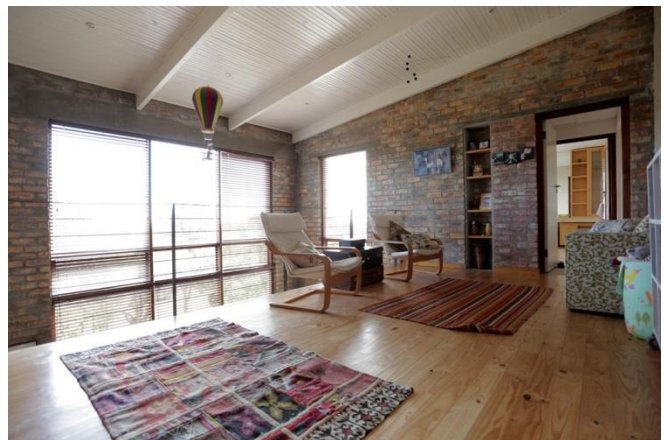
The open plan, double-volume living area with slate tiled floors and leather sofa is complimented by a colourful carpet and cushions to create a homely, spacious ambience. The dining table seats 8 and is positioned by the sliding doors leading onto the veranda and pool. In addition there is a separate TV room comfortably furnished with armchairs and couches. A fully equipped kitchen with breakfast bar and a separate scullery provides ample space for the chef to have many helpers.



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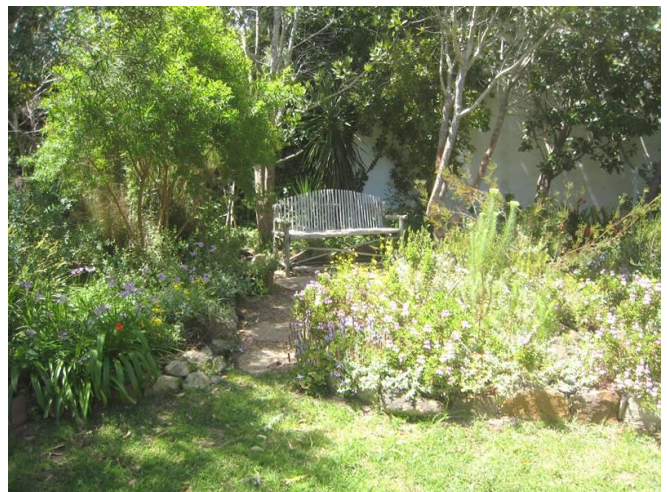
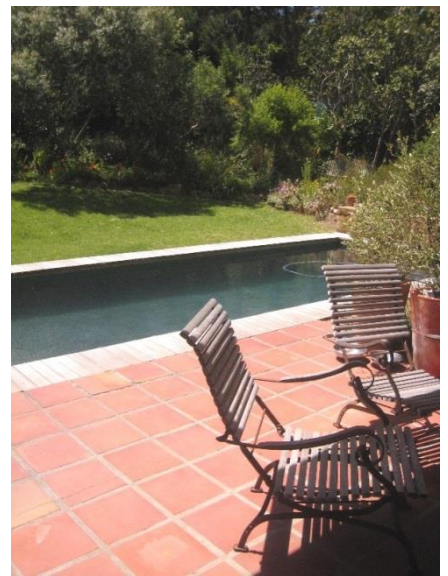
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Leisure

The covered veranda is perfect for a siesta, equipped with daybed and outdoor built-in couches as well as various benches and a swing chair in the peaceful garden. The well-established indigenous garden attracts birds and butterflies alike so bird watchers need not travel too far. Topaz Way is a tranquil haven that invites you in to rest and rejuvenate.

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Bedrooms & Bathrooms

Bedroom 1	Spacious master bedroom with King size bed, upstairs, large wardrobe and stunning modern en-suite bathroom. Stack doors lead to balcony with beautiful sea, garden and mountain views
Bedroom 2	Double bed, inter-leading bathroom
Bedroom 3	Double bed, inter-leading bathroom
Bedroom 4	Flatlet with Double bed, en-suite bathroom and kitchenette
Bathroom 1	En-suite to master bedroom with large bath, large shower, single basin, toilet, top quality fittings, heated towel rail
Bathroom 2	Family bathroom with bath, toilet and basin, inter-leading from bedroom 2 and 3
Bathroom 3	En-suite to bedroom 4, flatlet, with shower, basin, toilet.
Additional	Outdoor hot & cold shower



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Features and Facilities

Kitchen/Catering:	<ul style="list-style-type: none"> • Gas hob-electric oven • Fridge-Freezer • Microwave Oven • Kettle • Toaster • Coffee maker • Dishwasher
Laundry Facilities:	<ul style="list-style-type: none"> • Washing machine • Tumble drier • Ironing board and Iron • Clothes line
Indoor:	<ul style="list-style-type: none"> • Dining seating for 6 guests • Fireplace – Lounge • 2nd Fireplace – TV lounge • Piano • Bed Linen • Towels
Media:	<ul style="list-style-type: none"> • TV with DVD • Music system • Wi-Fi internet (uncapped)
Outdoor:	<ul style="list-style-type: none"> • Swimming pool • Swimming pool safety net • Sun loungers • Parasol / Umbrella • Outdoor seating • Outdoor dining • Beach Towels • BBQ Facilities (Weber + Gas braai)
Parking:	<ul style="list-style-type: none"> • Garage Available for 1 car • Off-street parking
Security:	<ul style="list-style-type: none"> • Fully enclosed property

	<ul style="list-style-type: none"> • Alarm • Exterior Beams • Connected to armed response
Loadshedding	<ul style="list-style-type: none"> • Solar geyser • Inverter
Remarks	<ul style="list-style-type: none"> • There are 3 resident cats at the house who would like to stay if you are a cat lover (would be fed and taken care of by staff). They are also able to go on a holiday if this is preferred by tenants.



Servicing

House Keeping:	<ul style="list-style-type: none"> • 3 times per week • excludes weekends and public holidays • additional servicing at additional cost (by prior arrangement) • excludes personal laundry • linen change once per week
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Reservations

Rates & Availability:	<ul style="list-style-type: none"> • are subject to final confirmation
Lease:	<ul style="list-style-type: none"> • a standard rental agreement applies
Booking Deposit:	<ul style="list-style-type: none"> • a 50% deposit is required to confirm a booking
Booking Fee:	<ul style="list-style-type: none"> • applies – on booking confirmation invoice
Breakage Deposit:	<ul style="list-style-type: none"> • applies – due prior to arrival

Guest Feedback

'A wonderful, very well designed house with a beautiful garden in a quiet street. The whole family felt immediately "at home" and we had a great time. We loved the secluded covered patio (which was well protected from the wind), the nice bedrooms & bathrooms and beautiful garden. The kids loved the heated pool.' **Claas Kuehnemann (SA)**

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