

Harcourts St Francis Bay

Village Shopping Centre, St Francis Drive, St Francis Bay, 6312

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Village II R 1 975 000

St Francis Links R 2 695 000

Port St Francis R 1 100 000

Phase II R 2 295 000



Sole Mandate

3 2 1



Sole Mandate

3 3 2



Sole Mandate

1 1



Sole Mandate

2 2 2

Location, Location and Stunning Sea Views!

This home offers gracious living and a relaxed lifestyle.

Jenny Masterson | 083 321 2405

Great Location. Excellent Design! Fully fitted for privacy and positioned on a corner stand in popular and well developed section of the estate.

Kathy Brady | 072 950 9805

Picture Postcard Perfect! Beautifully renovated, now facing Port Apartment with panoramic views over the Harbour.

Berdine Burger | 082 821 0652

A Delightful Home! Superbly built, brand new, north-facing home with both classic style and a rustic finish. Just move in.

Janine Pollard | 071 611 6199

LIST YOUR HOUSE TO SELL

When listing your house to sell, all sellers have that 'magical' wish price and buyer in mind. Really quickly sets in when there is no or a very little response to your listing. 'Who will buy my house?'

We are living in a fast changing world where traditional methods of selling property are no longer taking place. A new breed of buyers has arrived on the scene. From the young (millennial) to the older and experienced property hunters, the search for properties has dramatically changed. Buyers are no longer uniformed. They know all properties available before even setting foot in your door. Property portals advertise properties on the internet and buyers already distinguish what the average price should be.

The new entrants into the property market, the millennials (twenty-something) form the 'instant gratification' group and are skilled in letting their fingers walk through your property, so to speak, without you opening your door to let them in.

Property portal alerts with virtual reality, photo's, video and virtual tours allow buyers to see inside your property from the comfort of their cell phone or other devices the minute a new listing appears. These well informed buyers can no longer be fooled in believing that your 'over-priced' property is a good deal. They know what is available and more competitively priced than what you have on offer.

What are buyers (millennials) looking for:

1. **Relocating buyers** are often forced to move at the end of the year, and not being able to view your property during the festive season may cost you a sale. Holidays are good times to sell as buyers also have time off. This means that you will have to keep the property tidy and available for viewings.

2. **Move-in ready properties.** Newer homes with no or little renovations required, appeals most to this fast moving group of buyers. It is therefore a good idea when selling your property to see to all the renovations needed, before placing your home on the market. Older properties with that 'lived-in' and cluttered appearance will not appeal to the new buyers. As a seller you should take this to heart, de-clutter and fix-up all the cracks etc. before listing your property. Staging the house is a great idea.

3. **Open plan layouts** are in great demand. Traditional homes with separate dining/kitchen and living areas are no longer in vogue. The cost of opening up the property to have the desired open-plan-living-lifestyle scares new homeowners away. Keep this in mind when pricing your home.

4. **Eco- and green-living** properties are what the environmentally-conscious young buyers are looking for. Properties with a low carbon footprint and with energy efficient technology such as solar-panels and grey water systems are more attractive to these buyers.



JENNY
MASTERSON
083 321 2405



KATHY
BRADY
072 950 9805



BERDINE
BURGER
082 821 0652



JULEEN
LÖTTER
083 235 9621



DES
OXFORD
084 609 4337



JACO
POLLARD
072 254 6548



JENINE
POLLARD
071 611 6199

NSRI rescue of the dolphin kind

NSRI St Francis Bay volunteer duty crew last month carried out a rescue of the dolphin kind when a 2-metre dolphin was found stranded at the Seal Point Lighthouse, Cape St Francis.

Sarah Smith, NSRI St Francis Bay station commander, said one of the crew was alerted to a stranded Bottlenose dolphin. He immediately contacted Dr Greg Hofmeyr from Bayworld Marine, who contacted Smith, requesting official assistance.

The crew found the dolphin high and dry 25 metres from the outgoing tide on rocks. Sacoob members arranged towels and buckets for water and the dolphin was bathed and wrapped in wet towels.

Following guidance from Dr Hofmeyr, the dolphin was moved to the port, using a Stokes basket stretcher. At the port the crew got onto Ski Boat, "Sea Wolf", with

the help of Brandon Kennedy and Marc White. The dolphin was taken about a mile outside the harbour.

Conditions were not great with approximate 4-metre swells and breaching over the harbour wall. But the dolphin was released and swam confidently once in the water.

The NSRI thanks Marc White and Brandon Kennedy as well as others involved in the rescue, including Penny, a volunteer at Sacoob and a gentleman walking his dogs, who alerted everyone.

This story went viral on social media and we are republishing it here for those readers who do not go online and who have not seen our FB page:

<https://www.facebook.com/stfranchronicle/>

