

## **GRAHAMSTOWN AREA: DESCRIPTION & PROPERTY GUIDE**

### **WESTHILL** **(R700 000 – R 9 Million)**

High demand area due to proximity to Rhodes University and private schools (St Andrews, DSG). Has some small flats, town houses, and a variety of homes. Many are on large erven. This is one of the older parts of town and boasts some exceptional and stately properties.

### **HILL 60** **(R1 Million – R3.5 Million)**

Situated on the hill on the north-western boundary of the town. A quiet exclusively residential area with homes that are newer and slightly lower in price. This is one of the safest areas with good views. It has a good resale track record.

### **SOMERSET HEIGHTS** **(R1,1 Million – R2.8 Million)**

Up-market, spacious, fairly modern homes, with large gardens, built after 1960. Close to Graeme College. Very popular family area.

### **OATLANDS NORTH** **(R700 000 – R2,5 Million)**

Also good re-sale as on doorstep of Graeme College. Houses and townhouses, newer, smaller. Prices lower than Somerset Heights. Often panoramic views over town.

### **OATLANDS** **(R800 000 – R4.6 Million)**

Close to all amenities. Excellent re-sale. Many charming character older homes. Old, established area with trees. Close to Oatlands primary school and between three private schools.

### **KINGSWOOD** **(R600 000 – R3.5 Million)**

Old and new houses, but more older, cheaper homes. Large and small on varying plot sizes. Some real gems and character homes set in streets that have own ambience. Popular for Kingswood parents.

### **SUNNYSIDE** **(R650 000 – R5.4 Million)**

Warmer side of town. One of original Settler areas. Charming, historic cottages and also newer homes, townhouses. This area is becoming more and more popular as many homes face north and it is close to Rhodes, P.J. Olivier, Victoria Girls High School.

### **FORT ENGLAND** **(R499 000 – R950 000)**

Many homes built around 1970 and a few charming older homes. Close to township and close to Fort England Psychiatric Hospital. Predominately lower-priced houses suited to first-time homeowners.

### **STONESHILL** **(R950 000 – R4 Million)**

5kms out of town, rural country setting. Smallholdings of varying sizes. Not in the municipality area; independent water system and Eskom electricity.

### **CENTRAL** **(R550 000 – R8 Million)**

Has flats, smaller cottages, homes and B&B's. The closer to the university, the more expensive these properties are. Commercial property is scarce to find as there is a big demand.



## WHY GRAHAMSTOWN?

- Historical sights:
  - The oldest official post box, corner of Worcester & Somerset Streets.
  - The Provost Prison.
  - The Drostdy Arch.
  - The Cathedral of St Michael & St George
  - The High Street facades on Church Square.
- Museums:
  - Albany
  - Cory
  - Eastern Star
  - History
  - African Music
  - English Literature
  - Natural Science
  - Observatory with the only Victorian Camera Obscure in the Southern Hemisphere.
  - Institute for Aquatic Biodiversity.
- Education:
  - Primary & Secondary:
    - Oatlands Preparatory
    - St Andrews Prep
    - Kingswood
    - DSG
    - St Andrews
    - Graham College
    - Victoria Girls
  - Tertiary:
    - Rhodes University
- Festivals:
  - Sasol Scifest
  - National Arts Festival
- Flora & Fauna:
  - Rich plant diversity
  - Unique and endangered succulent species
  - Rare natural vegetation – valley thicket, fynbos & forest
  - Highly productive farmland
- Numerous world renown Nature Reserves within a 1 hour drive:
  - Addo Elephant Park
  - Amakhala
  - Emlanjeni
  - Great Fish River
  - Kariega
  - Kwandwe
  - Lalibela
  - Shamwari
  - Thomas Baines
- The Big Six: Lion, Leopard, Elephant, Buffalo, Rhino & Whales. The Greater Addo Park now extends down past Alexandria to Cannon Rocks including the Indian Ocean coastline.
- Outdoor activities:
  - Angling
  - Animal touch farm
  - Bird watching
  - Golf
  - Helicopter rides
  - Hiking
  - Horse riding/trails
  - Mountain biking
  - River trails
  - Rock climbing
  - Skydiving
- Places of historical interest:
  - Adelaide
  - Alice
  - Bedford
  - Fort Beaufort
  - Hogsback
  - Kenton on Sea
  - Port Alfred
  - Riebeeck East
  - Salem
  - Sidbury
- Other:
  - Lower crime rate than many other places in South Africa
  - Great people
  - Unique lifestyle
  - Town with many business opportunities

## GRAHAMSTOWN: TOWN & PROPERTY INFORMATION



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