

KZN South Coast an Investors' Dream

Popular beach areas on the KZN South Coast such as Margate and Uvongo are already an investors' dream but savvy buyers are increasingly looking to areas further north, such as Port Shepstone and Hibberdene.

This is the view of Karen Anderson who has just opened a new Aida franchise serving these areas, who says prices are more reasonable on the northern stretch of the "Hibiscus Coast" – and relatively cheap when compared to properties in, for instance, Uvongo.

"Hibberdene especially is about to explode with new business, residential and other developments. There is a discernible growth in demand and enough development land to satisfy this growth for the foreseeable future.

"An existing supermarket was recently upgraded and enlarged and there are already plans in the pipeline to build another store belonging to a different national chain.

"A new development offering office space and apartments is also being planned. And towards the end of the year, a small harbour is set to be completed. The harbour development includes space for several shops as well as holiday units," she says.

"These developments are creating an excellent investment climate and the early birds stand a good chance of healthy returns," she says. "One development that is already proving very popular with investors and buyers of holiday homes is Wozani Ridge, where units with a sea view are selling fast off-plan at prices starting at R1,2-million."

The average price for three-bedroom, two-bathroom homes with a sea view in Hibberdene hovers around R800 000 but beach properties all cost more than R1-million, no matter in which area, Anderson says.

The whole of the South Coast, however, is still popular among investors in holiday homes. "The area's attractions such as the lifestyle, the brilliant surfing and body-boarding beaches in Uvongo, St Mikes and Umzumbe, and the best bikini girls – and guys – in Margate, are perennial. Shelley Beach, Pumula and Hibberdene offer launch sites for fishermen and divers, while Umzumbe is a favourite among spear fishermen."

She says property in Umtentwini is also in demand among people looking to buy permanent homes. "It is very close to town and it has the bonus of a very safe beach."