



**R6,995,000**

Web Ref 1029452

**PROPERTY FEATURES**

4 Bedrooms | 4 Bathrooms | 3 Reception Rooms | 1 Dining Room | 2 Lounges | Guest cloakroom | Security | Kitchen | House Levels | Entrance hall | Laundry Room | 1 Fireplace | 2 Garages | 2 Parking Spaces | Pool | Patio | Braai Facilities | Views | Balcony | Garden | Irrigation

**UPMARKET HOME ON THE HILL - BLOUBERGSTRAND**

Fantastic upmarket family home in the very sought after neighbourhood of Bloubergstrand's The Hill. The Hill is a very safe and well patrolled neighbourhood boasting many extravagant executive type homes and only one road that enters into the area, making it extremely sought after to families looking for that extra privacy and close to the beach with views of the sea. This double storey home is fully secured with high perimeter walls, alarm with emergency response, CCTV and infra red beams around the inside walls, making it ultra secure and safe, even if you decide to go away on holidays. There is also emergency response patrol car presence 24/7 for the area. Entry to the property is through an automated gate to the double garage or pedestrian gate which leads up the side of the house to the front door. There is direct access to the inside of the house from the garage. The first level inside the house is the main living area consisting of a formal lounge, dining room, large open plan kitchen, separate scullery and laundry and guest bathroom. The kitchen leads out to the back garden and the large swimming pool and braai area and a separate servants bathroom. There is a double volume glass



**Leon Olivier**

c.0715645931  
leon.olivier@rawson.co.za



**Elia Theocharis**

c.0715393296  
elia.theo@rawson.co.za

enclosed staircase leading up to the second level, which consists of another formal lounge with a fireplace which opens up through glass stacker doors and out onto a balcony boasting spectacular views of the sea and Table Mountain. There are 4 bedrooms with built in cupboards and 2 bathrooms (mes). All bedrooms open up onto the balcony and have views of the sea. The master bedroom has the most epic views of the sea and Table Mountain from your bed and also opens up through glass stacker doors onto the balcony. All the finishes, fixtures and fittings are high quality throughout and ready to move in. This is a great opportunity for securing a home at a fraction of the price of homes in the area. Private viewings are by appointment only.

ERF Size 674 m<sup>2</sup>

Building Size 276m<sup>2</sup>

Rates R2,755 per month