



**R4,700,000**

Web Ref 1001803

### PROPERTY FEATURES

4 Bedrooms | 4 Bathrooms | 2 Family Rooms | 1 Dining Room | 1 Lounge | 1 Study | 1 Store Room | Security | Kitchen | House Levels | Entrance hall | 1 Fireplace | Aircon | 3 Garages | Pool | Patio | Braai Facilities | Balcony | Garden | Irrigation

### Modern lifestyle awaits in secure estate!

Dual mandate! Beautifully renovated into a modern lifestyle and exquisite finishing. This home is spacious and offers endless opportunities for family gatherings and entertainment. Upon entering the home, a large entrance hall with elevated ceilings leads to two open plan living area, dining room and kitchen. Further more, the house also offers a study and wine cellar. The kitchen is a dream come true, with a lovely breakfast nook, gas stove, eye level oven and provides enough space for a double fridge. The kitchen also has a separate scullery providing space for multiple electric machines and built in cupboards. To complete the kitchen and dining area, a skylight allows natural light to flow into the house during the day. The patio has been enclosed with glass stacking doors, that, in turn, open onto an open patio leading into the garden. The garden is completed with a water feature and swimming pool. Providing enough room for the family, 2 bedrooms are located on the ground floor, as well as 2 bathrooms. On the second floor the remaining 2 bedrooms are found with a private balcony and en-suite bathrooms. 2 Bedrooms have been designed to be main bedrooms, with walk in closets and en-suite



**Bertie Lombard**

c.0835015511  
bertie.lombard@rawson.co.za



**Lize Schroeder**

c.0737430975  
lize.schroeder@rawson.co.za

bathrooms, either opening onto a private balcony or into the garden. The house has been equipped with security systems, to ensure all round safety. Call us today to not miss out on this once in a lifetime opportunity!

ERF Size 897 m<sup>2</sup>

Building Size 464m<sup>2</sup>

Rates R3,354 per month

Home Owner Levies R2,700