



R4,450,000

Web Ref 1021258

PROPERTY FEATURES

4 Bedrooms | 3 Bathrooms | 1 Family Room | 1 TV Room | 1 Dining Room | 1 Lounge | 1 Study | Guest cloakroom | 2 Store Rooms | 1 Flatlet | Security | Kitchen | Granny flat | House Levels | Entrance hall | Laundry Room | 1 Fireplace | 4 Garages | Patio | Views | Garden | Irrigation

CLASSIC OLD EAST SPLENDOR

Come and experience this huge, classic house with a cosy ambience. The open spaces and the homely atmosphere create a special environment for a relaxed living style. The lush, small garden serves as a frame for the elegance of this artwork of a house. The glass and wooden front door welcomes you into the house. From the entrance hall, an elegant staircase leads to a sunlit landing, TV room and a large lounge and dining room. The room can easily host 25 people, and offers a spectacular view across the Pretoria city bowl. A gas fireplace for chilly winter functions. The spacious kitchen has an inviting farm feeling. Ideal to prepare food and enjoy the meal around the table. Adjacent to the kitchen is a big pantry and a laundry room. There are two bedrooms upstairs, both with en-suite bathrooms and stunning views. Two north-facing bedrooms downstairs overlook the front garden. A third bathroom is on the ground floor. An huge bonus-room, ideal as a studio, office or bedroom. Also a storage room, two guest toilets, linen cupboard, shoe cupboard, and much more. Two covered patios - one with a striking view, perfect for an evening with friends, enjoying the sunset while sipping on a cocktail. A separate bachelor flat could be used by



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a student or domestic worker, or rented out to a young professional. There is ample parking, with two double garages on either side of the house. The terraced garden, with irrigation from a borehole, is lush and of ideal size to round off this special home. The property is in a cul-de-sac within walking distance from UNISA, UP Groenkloof campus and the Zuid Afrikaans Hospital. A sought-after area with many an embassy in close proximity. The neighbourhood is tranquil and safe. Two dedicated security companies operate in the neighbourhood. This description and the photos do not do justice to the property. As you walk through the house, you fall in love with it. Do just that: call me now to view this property.

ERF Size 1,122 m²

Building Size 554m²

Rates R1,889 per month