

# 854

## Carnoustie Crescent *Copperleaf Golf Estate*



### **Paul Kleanthous**

Candidate Property Practitioner  
Registered with PPRA

083 239 8983  
paul@lwp.co.za

# LWP

PROPERTIES

011 468 5900 [www.lwp.co.za](http://www.lwp.co.za)

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions which may occur.

WEB REF: RL3739

## R4,650,000

**ERF SIZE:** 727m<sup>2</sup>

**FLOOR SIZE:** 335m<sup>2</sup>

**RATES AND TAXES:** R2,800

**LEVIES:** R2,700



3



2.5



2

Inviting serious buyers to view and negotiate!

- Full Solar, Inverter, and Lithium Battery, powering the whole house (1-year-old)
- Rainwater harvesting system (Sellers have no municipal water bill)
- Fully landscaped water-wise garden
- 3 Huge Bedrooms
- 2 Full Bathrooms
- 1 Guest bathroom
- Double Garage
- Patio with built-in bar and Braai
- Pool
- Boma
- Built-in Central Electrolux vacuum system and kitchen appliances
- Amazing location on the Greenbelt

No expense was spared when building this one-off home in Copperleaf, not a cent needs to be spent!

This double-story home has curb appeal inviting you in where you are greeted by a showpiece staircase leading up to the 3 bedrooms upstairs with an option of a fourth to be built over the garages. All the rooms are very spacious with the master having a stunning walk-through closet, his and her shower, and a top-of-the-range spa bath. I can't forget to mention the beautiful views from the bedrooms and the huge balcony upstairs.

Downstairs there is a beautifully finished guest bathroom with an automatic light as you enter, an enormous open plan living area warmed up by a stunning fireplace in winter and I can't wait to show you the kitchen which is a show stopper with its incredible modern finishes and built-in top-of-the-range appliances. All this opens up through expansive stacking doors to the patio with a huge second dining area, an unforgettable bar, and a built-in braai.

Outside you are spoilt with a fully tiled and mosaic martini bench and steps sparkling pool. Fully tiled swimming pools are extremely low maintenance, just like their professionally landscaped garden and boma area.

There are still more exciting features for you to come view and discover.

