

# 6757

## Baltusrol Place



### Paul Kleanthous

Candidate Property Practitioner  
Registered with PPRA

083 239 8983  
paul@lwp.co.za

### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

# LWP

PROPERTIES

## WELCOME TO THE EPITOME OF LUXURY LIVING AT COPPERLEAF GOLF ESTATE!

WEB REF: RL4111

# R5,300,000

ERF SIZE: 779m<sup>2</sup>

FLOOR SIZE: 380m<sup>2</sup>

RATES AND TAXES: R3,500

LEVIES: R2,900



5



3



3

This magnificent double-story 5-bedroom home combines sophistication with comfort, offering a lifestyle of unparalleled elegance.

As you enter the residence, you are greeted by an expansive open-plan living area on the ground floor. The ambiance is set by a charming wood fireplace, creating a cozy atmosphere for family gatherings or entertaining guests. The double-volume ceilings adorned with exposed roof trusses add a touch of architectural grandeur, making the space feel even more inviting.

The heart of the home, the open kitchen, boasts modern design and functionality. It features a generous pantry for all your culinary needs and is equipped with top-of-the-line appliances. The scullery comes complete with three under-counter appliances, ensuring a seamless and organized kitchen experience. A guest bedroom with an air-conditioning unit and a full bathroom on the ground floor provide convenience and privacy for visitors. Additionally, a versatile playroom offers the flexibility to serve as a second lounge or an extra bedroom, transforming this residence into a 6-bedroom haven.

The seamless flow of the open-plan living area extends outdoors to a charming braai and pool area, complemented by a spacious private garden. Perfect for alfresco dining and entertaining, this outdoor space creates a serene retreat for relaxation and socializing. The property also features staff quarters, adding an extra layer of convenience.

Ascending the staircase to the upper level, you'll find four beautifully appointed bedrooms. Currently used as a study, one room can effortlessly be converted into an additional bedroom, catering to your specific needs. The three bedrooms feature air-conditioning units and abundant natural light, creating bright and airy spaces. The master bedroom is a true sanctuary, offering a wall of cupboards, a dressing area, and a luxurious large double shower.

For car enthusiasts, the property includes three extra-length garages, providing ample space for parking and storage. A dedicated storeroom further enhances the practicality of this exceptional home.

Indulge in the exclusive lifestyle that Copperleaf Golf Estate has to offer, combining a world-class golf course with the serenity of a secure and

