

# 129

## 5th Ave



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# LWP

PROPERTIES

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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.

## THIS TRUE LITTLE GEM OF A HOUSE IS PERFECT IN MANY WAYS...

WEB REF: RL3670

# R2,620,000

ERF SIZE: 10,691m<sup>2</sup>

FLOOR SIZE: 200m<sup>2</sup>

RATES AND TAXES: R922



4



2

Ideal for the Equestrian startup family. Located in Gerardsville with an already well-established horsey community all around. Or simply for a family looking for a home to make their own outside the hustle and bustle of city life but close enough to it too. Just a stone's throw away is Copperleaf Estate with a lovely Golf course for Dad and convenient shopping for Mom.

Very conveniently located on a corner 1-hectare stand. This very beautifully and tastefully renovated home offers a stylish new island prep bench kitchen and walk-in pantry with an open plan arched view of the lounge and dining room. A big sliding door leads out onto a good-sized patio for lazy day sundowners. There is also enough space in the garden next to the patio for a pool should one like to put one in.

The passage leads to a study and to 3 generously sized bedrooms with ample built-in cupboards. A separate toilet and guest bathroom with shower and bath service the study and 2 bedrooms.

The main bedroom boasts a big glass sliding door that opens onto its own little outdoor patio facing the lush green garden. The super spacious en-suite bathroom is truly stunning with a deep soak free-standing tub and sizable shower. The striking tile work and matching vanities will make for a great end to a long tiresome day.

There are already concrete slabs building permits and plans in place for adding garages and an additional formal dining room or big outdoor entertainment area off the back end of the kitchen should one wish to extend the house.

The house is thoughtfully set off to the side of the plot leaving ample space to set up some grassy paddocks. The double sliding door shed to the back of the property is in the process of being converted into lovely wood-panelled & metal framed stables with a tack room and feed room. The grass shed is set at the end of the 2 barns. Alternatively can be converted into two spacious income-generating cottages

Your horsey neighbor is just a trot across the road...Come view this property and see for yourself how easy it is to own your own little Unicorn Eden.

