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## Gemstone Road *Crocodile River Reserve*



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# LWP

PROPERTIES

## SERENE PROPERTY RETREAT IN THE HEART OF CROCODILE RIVER RESERVE

WEB REF: RL4302

# R4,800,000

**ERF SIZE:** 230,000m<sup>2</sup>

**FLOOR SIZE:** 300m<sup>2</sup>

**RATES AND TAXES:** R1,500



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Nestled in the breathtaking Crocodile River Reserve, this extraordinary property offers an unparalleled experience of natural beauty and tranquility. Located just 7 km down a dirt road, the journey to this serene retreat is the perfect prelude to the peace that awaits. Upon arrival, one is immediately enveloped in a sense of calm and relaxation, making it an ideal escape from the hustle and bustle of city life.

The property, still a work in progress, has already seen substantial improvements, making it a versatile gem. It's a dream come true for equestrian enthusiasts, with beautifully designed stables that exhibit meticulous attention to detail and abundant storage space. The grounds feature a level area poised for the addition of a large arena, paddocks, a reliable borehole, and an electric fence, all contributing to the property's readiness for a stud farm, a retirement haven, or even a wedding venue.

Surrounded by the reserve's lush landscape, you can witness game wandering freely, adding to the enchanting atmosphere. The sunsets here are nothing short of magnificent, providing a daily spectacle of vibrant colors across the sky, best enjoyed around the property's inviting fire pit.

The house itself, a charming thatched-roof dwelling, is designed for comfort and practicality. Despite being a work in progress, it already offers a warm and inviting lounge with a fireplace, perfect for cozy winter nights, while remaining cool and breezy during the summer. The open-plan kitchen and dining room create a welcoming space for family gatherings or entertaining guests. Additionally, there is an office room, a bedroom, and a stunning main bedroom with a full bathroom and ample space.

For families seeking a weekend getaway, the property's proximity to schools and shops ensures convenience without sacrificing the seclusion and natural beauty that make this location so special. Whether you're looking to establish an equestrian facility, create a family retreat, or simply enjoy a peaceful lifestyle surrounded by nature, this property in the Crocodile River Reserve offers endless possibilities and a unique opportunity to immerse yourself in a truly magnificent setting. Plenty of space to expand and build on. With an adjacent property for sale next door as well, if more land is required

The Crocodile River Reserve hosts a diverse array of flora and fauna, many...

