

# 4

## Colleges Close *Southdowns Estate*



### Hopeful Chakanyuka

Candidate Property Practitioner  
Registered with PPRA

073 508 3357  
hope@lwp.co.za

### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

**LWP**  
PROPERTIES

WEB REF: RL4331

# R6,500,000

**ERF SIZE:** 977m<sup>2</sup>

**FLOOR SIZE:** 400m<sup>2</sup>

**RATES AND TAXES:** R2,000

**LEVIES:** R7,000



4



3



2

Inviting buyers to view and negotiate from R5,999,999 to R6,800,000.

STUNNING POST-MODERN MASTERPIECE in sought-after SOUTH DOWNS ECO-SECURITY ESTATE - In the world of luxury real estate, the marriage of traditional and modern elements of FUSION ARCHITECTURE—has emerged as a CAPTIVATING DESIGN TREND - blending the warmth and charm of CLASSICAL AESTHETICS WITH THE SLEEK, TIMELESS INNOVATIVE FUNCTIONAL ASPECTS OF MODERN DESIGN in a lifestyle beyond compare - living in utter peace and serenity in this one-of-a-kind unique charmed dreamy romantic "Farm-style" community ... LIKE LIVING IN THE COUNTRY - amid THE CITY .... Enter through distinctive imposing security entrance to a world lost in country-style beauty... Imposing entrance into amazing picturesque, cathedral-style high-ceilinged lounge, dining room - "open-hearth fireplace"- to warm those cozy winter nights - open-plan modern kitchen in stunning fusion design - leading out to a wonderful year-round patio overlooking the Designer circular Pool and beautifully landscaped garden ... 4 bedrooms - plus huge fitted office or 4th bedroom - all opening to the garden plus completely separate self-contained cottage - ideal for a young couple or huge teenager suite - 3 bathrooms (2 en suite) - stunning master bedroom suite with full bathroom and unique "double-indoor/outdoor-shower" - to die for!! ... plus, staff suite or 2nd cottage - double garage with enchanting country-views abounding ...

This awesome ECO-ESTATE sets itself apart with a natural gas pipeline network, enhancing convenient sustainability - State-Of-The-Art Security with biometric recognition access - Owners have a social membership at the "Prestigious Irene Country-Club" (no additional cost) as well as access to the beautiful famous "Irene Dairy-Farm" - close to all major highways and Prestigious Schools Servicing This Wonderful Lifestyle Eco Estate ....

Hurry homes in this unique estate seldom come to market ...serious seller asking R6,8 million - make an offer and let's negotiate!!

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

