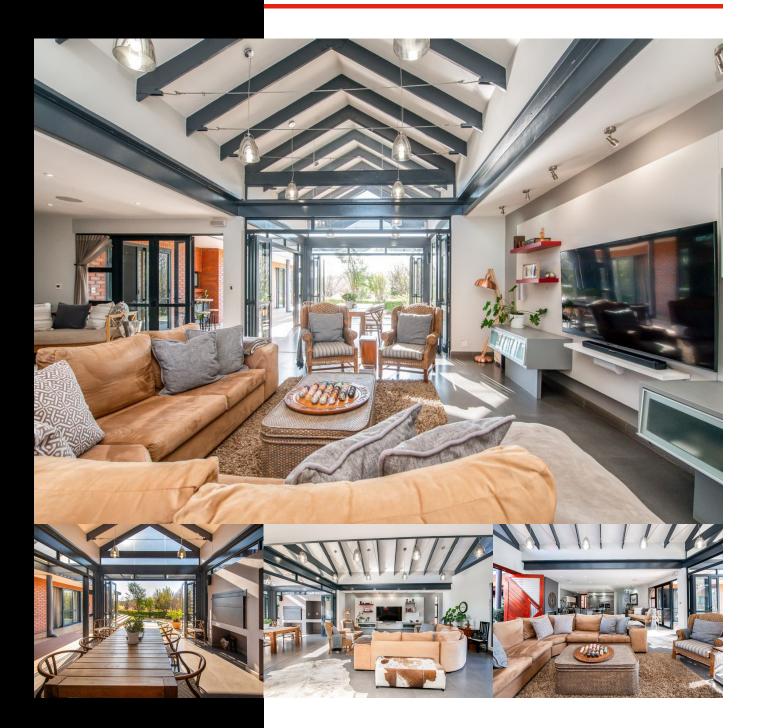


# Colleges Close *Southdowns Estate*



### Hopeful Chakanyuka

Candidate Property Practitioner Registered with PPRA

### Barry Scott-Brown

Non-Principal Property Practitioner Registered with PPRA 073 508 3357 hope@lwp.co.za

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PROPERTIES

LWP

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.



### SOUTHDOWNS ESTATE

#### WEB REF: RL4331

ERF SIZE: 977m<sup>2</sup> FLOOR SIZE: 400m<sup>2</sup> RATES AND TAXES: R2,000 LEVIES: R7,000





## *R6,500,000*

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

STUNNING POST-MODERN MASTERPIECE in sought-after SOUTHDOWNS 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 though distinctive imposing security entrance to a world lost in country-style beauty... Imposing entrance into amazing picturesque, cathedral-style high-ceilinged lounge, dining room – "openhearth 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 "doubleindoor/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!!

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