



Adelaide Ruwisi

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BEAUTIFULLY BRIGHT, SPACIOUS AND IMMACULATE 3-BEDROOM APARTMENT IN OLIVE GROVE, BARBEQUE DOWNS.

WEB REF: RL4355

R1,349,000

FLOOR SIZE: 117m²

RATES AND TAXES: R950

LEVIES: R2,750



3



2

Negotiating offers R1,250,000

The large open plan living and dining area flows out to a sunny enclosed balcony with lovely views.

Laminated wood flooring adds a touch of class and elegance to the three bedrooms (two of which are north facing). The rooms are all well-proportioned and offer large windows and built-in cupboards.

The master bedroom has an additional set of walk-through cupboards leading to a chic en-suite bathroom which is tiled and offers a bath/shower combo.

The second full bathroom is also beautifully finished and has plumbing for a washing machine.

Additional features:

- Fibre ready
- Two covered parking bays dedicated to the unit with ample open parking nearby
- Pet friendly subject to body corporate approval
- Communal swimming pool with clubhouse and braai area in the complex plus a separate children's playground

Centrally and conveniently located in the heart of secure and thriving Barbeque Downs, just minutes from Midrand and Sandton with easy access to the major freeways and close to many top amenities including:

RETAIL: Mall of Africa, Waterfall Corner, Kyalami Corner, Chilli Lilli Lane (Sunninghill) and Woodmead Retail Centre

FITNESS: Virgin Active, Moove, Kyalami Cross Fit, Dream Body Fitness

HEALTH CARE: Netcare Waterfall, Netcare Sunninghill

EDUCATION: Pinnacle Waterfall, Kyalami Preparatory, Reddam Waterfall,

