

682

Kipling Road
Annabella



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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.

WEB REF: RL3211

R2,249,000

ERF SIZE: 420m²

FLOOR SIZE: 200m²

RATES AND TAXES: R1,360

LEVIES: R1,265



4



2



2



Inviting buyers to view and negotiate.

This lifestyle property in Barbeque Downs offers privacy from the passing world with its private, established garden and plunge pool for those summer days outdoors.

This is a freehold property in a secure, pet-friendly estate with access control and security guards.

Flows are easy from the kitchen through the living areas to the garden and pool.

Downstairs 3 bedrooms are sharing a bathroom, whilst upstairs, the master bedroom is large with a walk-in dressing area, loads of cupboard space and an en suite bathroom

Living Areas:

Lounge - laminate floors, sliders to the garden and pool

Dining room - with minibar feature wall, laminate floors and sliders to the garden

Kitchen - granite tops, pantry cupboard, electric hob and oven and space for 2 under counter appliances and a double fridge

A paved pool area and private garden

Sleeping Areas:

Downstairs -

bedroom 2 is north-facing with laminate floors BICs and an air conditioner.

bedroom 3 is north-facing, with BICs and laminate floors.

bedroom 4 is east-facing, with BICs and laminate floors. This room is currently set up as a study.

Upstairs - large master bedroom north-facing, featuring laminate floors, large dressing room with loads of cupboard space, air conditioner and full en suite bathroom.

Extras:

2 private garden areas - one off the dining room and the other off the lounge