

# 319

## Percheron Road



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# LWP

PROPERTIES

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## "SERENITY AND LIGHT: DISCOVER THE MAGIC OF THIS ENCHANTING HAVEN"

WEB REF: RL4263

# R6,499,000

**ERF SIZE:** 13,000m<sup>2</sup>

**FLOOR SIZE:** 460m<sup>2</sup>

**RATES AND TAXES:** R3,824

**LEVIES:** R4,087



3



2.5



2

Nestled within the confines of the secure Beaulieu estate lies a captivating haven, a sanctuary of tranquility and luxury. As you approach, the first thing to catch your eye is the breathtaking oasis garden that surrounds the property, a lush green paradise that beckons you to step inside and leave the worries of the world behind.

Stepping through the front door, you're immediately greeted by an abundance of natural light streaming in from every direction, giving the interior a bright and airy feel. The living spaces are designed for entertainment, with open-plan layouts that seamlessly flow from one area to the next. Whether you're hosting a dinner party with friends or enjoying a quiet evening at home with family, this home is the perfect setting for making memories that will last a lifetime.

One of the standout features of this property is the swimming pool, a sparkling oasis where you can escape the heat of the day and take a refreshing dip. Surrounding the pool is a spacious outdoor area, ideal for lounging in the sun or hosting al fresco gatherings under the stars. North-facing and with a view of the bird sanctuary this garden is really private. The sprawling patio has granite counters, built-in units, and handy prep bowl, gas braai convenient drop-down awnings

Inside, the home boasts three bedrooms, each offering a cozy retreat at the end of a long day. A generously sized main suite boasting double-volume ceilings and access to the garden is provided directly from the main suite. A well-appointed fitted dressing room accompanies the main suite and en suite bathroom features an inviting oval spa bath, shower, and dual basins. Keep cozy with the heated towel rail. The second and third bedrooms each offer built-in cupboards and garden access. A family bathroom includes a corner bath, shower, basin, and toilet. There is a guest bathroom.

The bedrooms are all north-facing, ensuring plenty of natural sunlight throughout the day, while the property itself is secured with beams and an alarm system for peace of mind. In every corner of this dream property, luxury and serenity await, making it the perfect place to call home.

The divine English-style kitchen is a chef's dream, with ample counter space, and elegant finishes that make cooking a pleasure. Breakfast nook, granite countertops, Smeg Appliances, and convenient scullery/laundry...

