

# 305

## Maple Road



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# LWP

PROPERTIES

WEB REF: RL4039

# R5,200,000

**ERF SIZE:** 11,245m<sup>2</sup>

**FLOOR SIZE:** 560m<sup>2</sup>

**RATES AND TAXES:** R2,929

**LEVIES:** R361



3



3



2

Country & Equestrian Living on a beautiful 11,245m<sup>2</sup> stand – Priced to sell with No Transfer Duties.

Not only is this lovely family home situated at the most ideal location but it is also built on a level, clean piece of land with big established trees that just makes one want to spend as much time outdoors as possible.

This lovely family home boasts 3 north-facing bedrooms with 3 bathrooms as well as a small office with a built-in cupboard on the upper level. The first two spare bedrooms, each with access to a sunny balcony overlooking the pool and garden below share the guest bathroom with a toilet, basin, and bathtub. The master bedroom is very spacious with a lovely ornamental fireplace, big windows overlooking the pool and garden, a walk-in wardrobe with ample cupboard space, and a full en-suite bathroom.

On the lower level is the spacious family room with lovely big windows allowing loads of natural sun to flow into the room. The tiled lounge complete with a fireplace, and fitted wooden cupboards is a good size and has easy access to the kitchen and back garden. There is a separate tiled dining area located next to the kitchen. A cosy indoor sunroom is located just off the lounge area with Trellidor safety doors.

The all-tiled spacious kitchen has loads of cupboard space and is fitted with an electric stove top and hob as well as 2 built-in eye-level ovens. There is a convenient prep bowl and ample meal prep counter space. Lovely big windows allow for loads of natural lighting and great views of the garden. There is a separate scullery that has twin washup basins, connections for your laundry equipment, and additional cupboard space. It also provides easy access to the staff accommodation at the back of the residence.

An awesome little Lapa with a built-in braai and prep space located by the paved pool area for those great summer family gatherings.

The Equestrian Facilities include L-shaped 7 wooden stables with a feed & tack. The big garden area has loads of paddock space. There is a back gate that opens onto a bridle path for safe hacking.

Extras:

- A strong Borehole

