

# 436

## Maple Road



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# LWP

PROPERTIES

## THATCH ROOFED FIXER-UPPER IN A PRIME LOCATION – YOUR DREAM HOME AWAITS!

WEB REF: RL4566

# R5,399,000

ERF SIZE: 10,000m<sup>2</sup>

FLOOR SIZE: 402m<sup>2</sup>

RATES AND TAXES: R3,600

LEVIES: R3,600



4



2.5



2

### Sole Mandate

Four-bedroom house for sale in Kyalami AH

Inviting buyers to view and negotiate from R4 899 000 to R5 399 000

Nestled on a sprawling 1-hectare property, this unique thatch roofed family home offers the best of country living, with all the perks of its perfect location. Directly across from the prestigious Beaulieu College, it's the perfect spot for families, allowing children to walk safely to school. Additionally, the home is close to popular amenities such as Coalition Padel, Kyalami Corner Shopping Centre, Crowthorne Shopping Centre, and the Mall of Africa, and it's centrally located for easy commuting to major business hubs.

With views over the scenic Kyalami Country Club, the property features direct access to the Beaulieu bridle trail network – ideal for equestrian enthusiasts. This location is also minutes from premier equestrian venues like Kyalami Equestrian Park and Inanda Country Base. You can enjoy leisurely dog walks around the area, go for fitness walks, or take a jog through the scenic surroundings all while enjoying a strong sense of community spirit.

### Ground floor

A warm and inviting entrance hall welcomes you home. The two lounges provide versatility—whether you're looking for a quiet moment with a book or hosting guests in style. The garden views from the large picture windows create a seamless connection to nature, while the fireplace adds a cozy charm. The choice of dining spaces, indoors or on the covered patio, ensures a perfect setting for any occasion. The ground floor powder room services this floor.

A generously sized kitchen with plenty of cupboards ensures that everything stays organised and within easy reach. The addition of a separate scullery and pantry not only keeps the kitchen pristine but also adds convenience for meal preparation and storage.

### First floor

On the first floor, you'll find four bedrooms, including the en-suite main

