

# 13

## SAINT-CLOUD STREET



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**LWP**  
PROPERTIES

## RARE GEM SITUATED ON A DOUBLE STAND!

WEB REF: RL4586

# R6,999,000

**ERF SIZE:** 2,186m<sup>2</sup>

**FLOOR SIZE:** 750m<sup>2</sup>

**RATES AND TAXES:** R4,266

**LEVIES:** R3,100



6



4.5



3

Serious sellers inviting buyers from R6,200,000 to R6,999,000 to view and negotiate!

If you are looking for comfort and space, look no further - this home will exceed all your expectations! Endless possibilities to re-create the space as your own!

6 beautifully sized bedrooms and 4 bathrooms plus a guest cloakroom. 5 bedrooms are located upstairs and one downstairs with outside access - making it a great spot for guests. One bedroom offers a lounge and patio with access to the garden and could be used as a separate flatlet or granny cottage - ideal for students and older children. Divine and large master suite with a balcony, built in cupboards and a walk-in-closet and en suite bathroom - hotel like feel!

PJ lounge is also located upstairs - an ideal spot for movie nights or for the kiddies!

The downstairs living and entertaining space is just to die for! With skylights, high ceilings and large windows throughout - creating an airy and sunny feel.

Formal lounge, TV lounge, family room, dining room, bar and kitchen all open out to the big covered patio and outside entertainment space. Step into a serene oasis where indoor and outdoor living blends seamlessly. This stunning home features a spacious patio that extends over a vibrant, manicured garden, offering breathtaking views of lush greenery and rolling lawns. Perfect for entertaining or quiet relaxation, the patio is designed for ultimate comfort, with ample seating, built-in braai, ambient lighting, and a gentle breeze that carries the scent of blooming flowers. Separate outside entertainment area is located in the garden. The kitchen is a chefs dream with oodles of cupboard space, gas and electric hob, space for a double door fridge, eat in kitchen space, scullery and a laundry space.

There is also a study and a gym room to complete the downstairs space.

Triple garage, double staff accommodation, ample parking and the option to subdivide and sell off the second stand. Opportunity never to be seen again!

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors/ omissions that may occur.

