

# 15

## Ascot Street



### **Aspen Sanders**

Non-Principal Property  
Practitioner  
Registered with PPRA

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### **Barry Scott-Brown**

Non-Principal Property  
Practitioner  
Registered with PPRA

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barry@lwp.co.za

**LWP**  
PROPERTIES

## SET ON OVER 1200M2 WITH OODLES OF SPACE!

WEB REF: RL4741

# R4,290,000

**ERF SIZE:** 1,245m<sup>2</sup>

**FLOOR SIZE:** 450m<sup>2</sup>

**RATES AND TAXES:** R2,700

**LEVIES:** R3,100



Serious sellers inviting buyers between R3,700,000 to R4,300,000 to view and negotiate!!

4 generous size bedrooms and 3 bathrooms plus guest cloakrooms. One bedroom en suite situated downstairs - making it ideal for guests or long-term visitors. Master suite to die for with it's own private lounge with cosy wood burner, balcony - sit and have your morning coffee whilst looking out onto the garden, aircon, walk-in-closet and a large en suite bathroom.

Formal dining room and formal lounge with a gas fireplace on one wing of the house. Open plan kitchen and tv lounge with wood burner opening out to the large covered patio with built-in braai overlooking the pool. Perfect spot for entertaining - braai and entertain while the kiddies swim and play in the garden. The kitchen has modern finishes, gas hob, centre island with breakfast bar and a separate scullery. 2nd tv room or work from home office.

Double garage, carport, inverter, staff accommodation and separate out-house with a toilet - easily converted into a granny flatlet or could be studio/separate home office. Close proximity to the main gate and park

Come put your personal touch on this ideal family home!

