# 150

**PROPERTIES**

## Plover Avenue
*Kyalami Glen Estate*

### Aspen Sanders

Non-Principal Property
Practitioner
Registered with PPRA

083 210 9488
aspen@lwp.co.za

### Adelaide Ruwisi

Candidate Property Practitioner
Registered with PPRA

072 488 0073
adelaide@lwp.co.za

# LWP
PROPERTIES

011 468 5900    www.lwp.co.za

# LWP
### P R O P E R T I E S

## COUNTRY MODERN FEEL WITH ALL THE BELLS AND WHISTLES!

**WEB REF:** RL4354

## *R5,499,000*

**ERF SIZE:** 1,369m²
**FLOOR SIZE:** 463m²
**RATES AND TAXES:** R2,490
**LEVIES:** R2,460

4

3

2

Genuine sellers inviting buyers from R5,000,000 to R5,499,000 to view and negotiate!

High ceilings, custom size doors, north facing aspect with loads of light create the feel for this immaculate home.

Superb entertainment and living space comprising, an open plan kitchen and lounge opening out through stacker doors to the patio. The dining room with a cozy wood burner and double volume ceiling also flow to the outside patio through stacker doors. Divine gourmet kitchen with gas hob, walk-in pantry, space for a double-door fridge, breakfast bar, and separate scullery.
The large patio is ideal for entertaining with a built-in bar, built-in braai, and louver shutters overlooking the neat and manicured garden.
Downstairs guest suite and bathroom plus a study or additional bedroom completes the downstairs.

Upstairs is host to 3 deluxe north-facing bedrooms and 2 bathrooms (MES). Master suite with stacker doors opening out to a sunny balcony with lovely views, spacious walk-in closet, and en suite bathroom.
Cozy PJ lounge - the perfect spot for the kiddies!

Solar and inverter system, 5000-litre Jojo tank, vacuflow system, aircon, staff accommodation, underfloor heating, and too much more to mention.

Move in and unpack in this gorgeous home!

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