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Robin Avenue  
*Royal Kyalami Country Estate*



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PROPERTIES

## SECURE 4 BEDROOM FAMILY HOME IN SOUGHT AFTER 24HR GATED COMMUNITY.

WEB REF: RL4318

# R3,595,000

ERF SIZE: 803m<sup>2</sup>

FLOOR SIZE: 310m<sup>2</sup>

RATES AND TAXES: R1,724

LEVIES: R1,250



Genuine seller, inviting buyers to view and negotiate!

A modern lifestyle home.... homes like this don't come up very often! Firstly, because of the secure and quaint location and secondly, because of what it offers from an accommodation and entertainment perspective. This home is striking in presence and bold in form with seamless living and entertaining. From the moment you step through the gates the stylish indoor spaces draw you in. Mindful design through-out has given every inch of this family home a function.

Grand events or smaller intimate gatherings are hosted with ease in the luxurious open plan kitchen and dining spaces. The gourmet kitchen takes center stage, bathed in natural light, encourages fun family cooking times. Fully kitted with Smeg appliances and integrated freezer and dishwasher. The dining room is framed by stacking doors, allowing for year round entertaining and access to the wrap-around garden and entertainer's patio with space for dining and conversation seating with view of the garden. A spacious guest ensuite bedroom completes the ground floor.

### Upstairs

Landing with fitted work from home/study/office area is mindfully designed upstairs. The first floor reveals the impressive master suite and two additional bedrooms that share a bathroom. The light-filled master suite sanctuary is spacious, discover the perfect blend of form and function in the dressing area. The luxurious full bathroom, further enhances the feeling of well being.

The residence offers meticulously crafted interiors, designer selections, top of the range finishes and many additional extras ensures comfortable living. Additional features include; feature combustion fireplace, air cons, solar/inverter system, staff quarters, double automated garage with built in cupboards and secondary kitchen with laundry facilities as well as ample parking. A desirable home in an equally desired location where safety is guaranteed by 24hr guarding.

A must see - photos cannot do justice to this masterpiece!

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

