

# 16

## Pannevis Road *Madison Manor*



### **Adelaide Ruwisi**

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### **Aspen Sanders**

Non-Principal Property  
Practitioner  
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**LWP**  
PROPERTIES

ASKING R2,995,000

WEB REF: RL4596

**R2,995,000**

ERF SIZE: 300m<sup>2</sup>

FLOOR SIZE: 173m<sup>2</sup>

RATES AND TAXES: R1,943

LEVIES: R3,367



3



2.5



2

Inviting serious buyers to view and negotiate from R2,700,000

Contemporary 3-bed and 2.5-bath simplex situated in a sought-after complex providing a stylish and secure lock-up-and-go lifestyle! From the moment you enter, be captivated by the spacious, open-plan design. The expansive lounge and dining area flow seamlessly to a mature and beautifully designed private garden through the stacking doors, perfect for indoor-outdoor living. The sleek kitchen, with high-quality solid countertops, makes entertaining and daily life a breeze. Plus, a chic guest loo for convenience.

Enjoy the comfort of three spacious bedrooms: A luxurious master suite featuring plenty of built-in cupboards and a stylish en-suite bathroom with a shower. Two additional generously sized bedrooms, sharing a beautifully appointed second full bathroom.

#### EXCEPTIONAL FEATURES!

Air-conditioning units in the lounge and bedrooms

Built-in bar on the patio

Battery and inverter system

Solar geyser

Jojo tanks

Secure double garage offering peace of mind.

Exclusive garden spaces to call your own.

24-hour manned security, ensuring your safety.

Close proximity to visitors' parking parks and recreational areas.

This house has lots of custom extras!!!!

Situated in sought-after Kyalami, you'll have easy access to everything you need—shopping, schools, and more. This is more than just a home; it's a lifestyle!

Don't miss out on your dream home—schedule a viewing today and make it yours!

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

