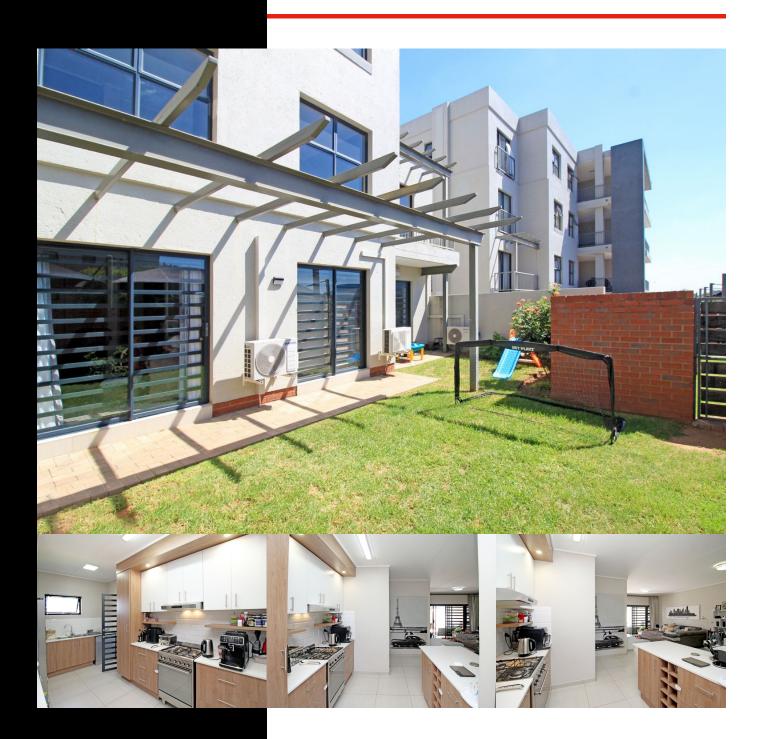
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### Begonia Road *Jacana*



### Matthew Gerber

Assistant

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## Adelaide Ruwisi Candidate Property Prace

Candidate Property Practitioner Registered with PPRA 072 488 0073 adelaide@lwp.co.za

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

PROPERTIES



WEB REF: RL4587

ERF SIZE: 129m<sup>2</sup> FLOOR SIZE: 129m<sup>2</sup> RATES AND TAXES: R1,650 LEVIES: R3,243





# A LUXURIOUS GROUND FLOOR 3-BEDROOM UNIT IN A PRIME LOCATION

# R1,999,000

Asking Investors and potential homeowners to negotiate from R1 900 000,00

Nestled in a sought-after complex, this stunning ground-floor unit offers the perfect blend of comfort, convenience, and modern living. Boasting three generous bedrooms and two well-appointed bathrooms, this home is ideal for families, professionals, or investors alike.

#### Key Features:

Spacious Open-Plan Living: A light-filled living and dining area seamlessly connects to a private outdoor space, perfect for relaxing or entertaining.
Modern Kitchen: Well-equipped with quality appliances, ample cabinetry, and sleek countertops as well as an added breakfast nook.

• Master Retreat: The master bedroom features an ensuite and built-in wardrobes for ultimate comfort and privacy.

• Two Additional Bedrooms: Both well-sized with built-in wardrobes, offering flexibility for guests, a home office, or growing families.

• Stylish Bathrooms: Modern fixtures and finishes, including a bathtub in the shared bathroom.

• Private Outdoor Area: Enjoy a low-maintenance courtyard and patio, perfect for outdoor dining or gardening.

• Secure Parking & Complex Amenities: Dedicated parking spaces, plus access to complex facilities such as a pool and restaurant/clubhouse.

• Prime Location: Within walking distance from the newly developed Kyalami Corner, public transport, top schools, ensuring convenience at your doorstep.

Additional Features include:

• 2 Large Aircons fitted to the 2 bedrooms at 12000 BTU(British Thermal Units) each

• 1 Large Aircon for the main bedroom 18000 BTU

• 1 Invertor system equipped with Lithium batteries(can be negotiated seperately).

• Includes custom designed Security bars

This ground-floor gem presents a fantastic opportunity to secure a stylish and low-maintenance home in a premium location.

This unit won't last long! schedule a viewing today!