

# 144

Begonia Road  
*Jacana*



### **Matthew Gerber**

Assistant

071 382 1230  
matthew@lwp.co.za

### **Adelaide Ruwisi**

Candidate Property Practitioner  
Registered with PPRA

072 488 0073  
adelaide@lwp.co.za

**LWP**  
PROPERTIES

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

WEB REF: RL4587

# R1,999,000

ERF SIZE: 129m<sup>2</sup>

FLOOR SIZE: 129m<sup>2</sup>

RATES AND TAXES: R1,650

LEVIES: R3,243



3



2

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!

