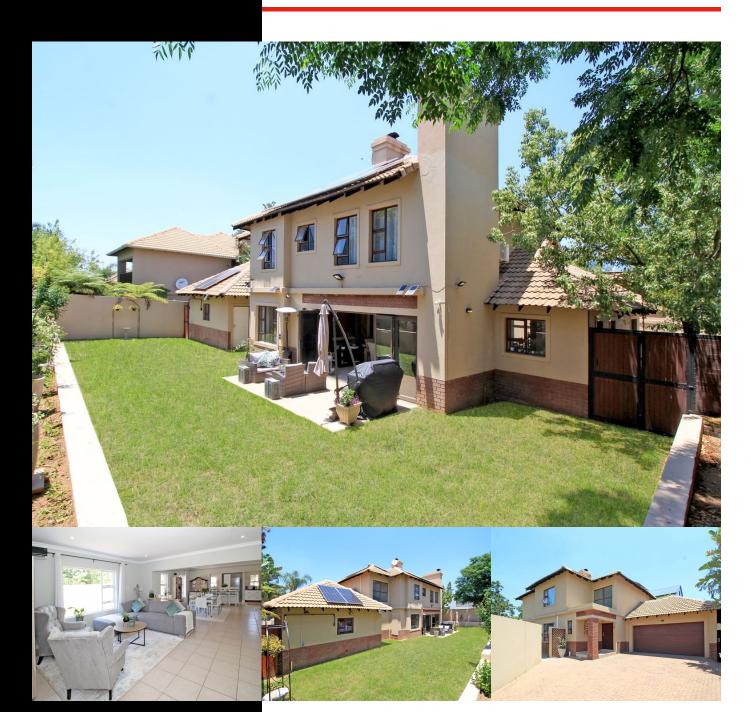
## Springwell Ave *Kyambali Estate*



### Aspen Sanders

Non-Principal Property Practitioner Registered with PPRA

### Adelaide Ruwisi

Candidate Property Practitioner Registered with PPRA 083 210 9488 aspen@lwp.co.za

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PROPERTIES

WP

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.



WEB REF: RL4511

ERF SIZE: 521m<sup>2</sup> FLOOR SIZE: 300m<sup>2</sup> RATES AND TAXES: R1,934 LEVIES: R2,206





# CHARMING 3 BED FAMILY HOME WITH MODERN COMFORTS AND AMPLE SPACE

# R3,495,000

Serious seller inviting buyers from R3,200,000 to R3,500,000 to view and negotiate!

Step into this beautiful, light-filled home that seamlessly combines comfort and style, perfect for family living and entertaining. This home is flooded with natural light, creating a welcoming and uplifting atmosphere throughout.

#### Downstairs:

As you enter, you're greeted by a spacious air-conditioned lounge to the left, perfect for relaxing or welcoming guests, and a cozy TV room to the right for those family moments. The heart of the home is an open-plan space featuring a central wood burner, dining space and enclosed patio with a built in braai that has stacker doors opening onto a lush garden. The open-plan modern kitchen is completed with a breakfast bar – perfect for informal meals with the family - and has for three under counter appliances.

#### Upstairs:

This beautiful home has 3 deluxe elegant wooden laminate floored bedrooms. The main bedroom with aircon and a walk-in-cupboard is ensuite while the other 2 bedrooms share a bathroom – all 3 rooms provide ample space.

- Additional Features:
- Double automated garage for secure parking with space for additional appliances such as a washing machine
- Guest Cloakroom
- Approved plans for 18m2 pool or domestic quarters
- Potential to build additional space above the garage and entrance hall
- Off grid with 21 solar panels and 3 invertors

• Full internet cabling throughout the home, with four network points, ensures seamless connectivity, while additional ethernet cables lay the foundation for a robust mesh wireless system – enabling the perfect internet connectivity for work, entertainment, and all internet needs.

• 24/7 security for peace of mind

• Located on a serene road, offering easy access to nearby amenities, including malls, schools, and major routes