

1

Springwell Ave

Kyambali Estate



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LWP
PROPERTIES

CHARMING 3 BED FAMILY HOME WITH MODERN COMFORTS AND AMPLE SPACE

WEB REF: RL4511

R3,495,000

ERF SIZE: 521m²

FLOOR SIZE: 300m²

RATES AND TAXES: R1,934

LEVIES: R2,206



3



2.5



2



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