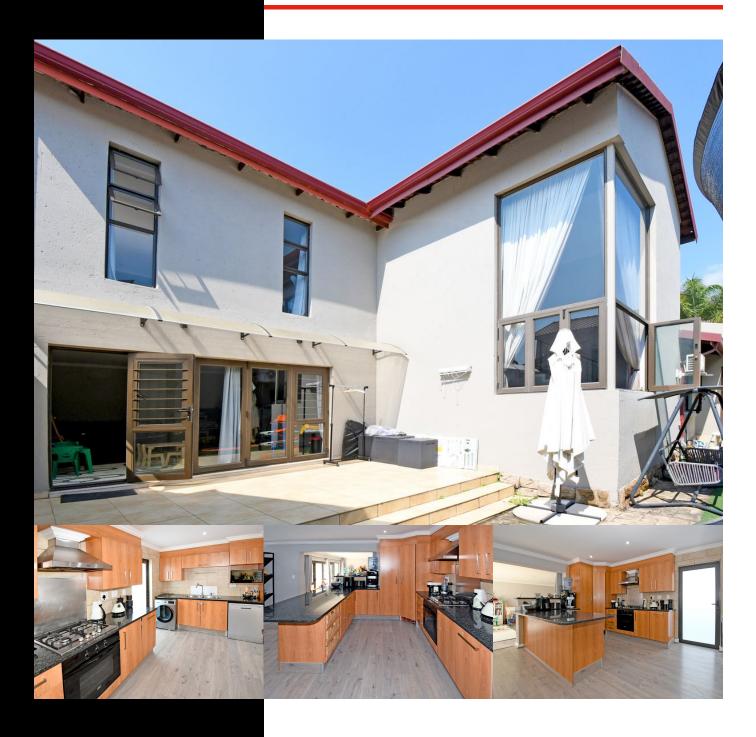
## Dickens Rd

## Matekula Country Estate







### **Adelaide Ruwisi**

Candidate Property Practitioner Registered with PPRA

072 488 0073 adelaide@lwp.co.za

### **Barry Scott-Brown**

Non-Principal Property Practitioner

Registered with PPRA

082 777 2552 barry@lwp.co.za

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.



# SPACIOUS FAMILY HOME IN BARBEQUE DOWNS

WEB REF: RL4695

*R3,399,000* 

ERF SIZE: 352m<sup>2</sup>
FLOOR SIZE: 370m<sup>2</sup>
RATES AND TAXES: R1,700
LEVIES: R2.600







If space, comfort and connected living are what you're after, this expansive 370sqm home in the safe and tranquil complex in Barbeque Downs is a must-see! Step inside and you'll discover a beautifully spacious, open-plan home designed for easy family living and entertaining. Situated close to highways, major malls, top schools, and hospitals; it offers a peaceful retreat with all the conveniences nearby.

### Downstairs:

- Expansive Open-Plan Living Areas keep the whole family connected.
- Spacious Lounge leading to a patio and lounge.
- Dining room with high ceiling.
- Open-plan kitchen with granite tops, gas hob & electric oven, space for 2 undercounter appliances and side by side fridge.
- Bedroom 1 with laminate flooring, spacious with lots of cupboards; has a modern full ensuite.
- Bedroom 2 and 3 both with laminated flooring and ample built-in cupboards sharing a bathroom with shower only.

### **Upstairs:**

- Main bedroom; massive space with a ensuite with bathtub, shower and twin basins
- Spacious dressing are with lots of built-in cupboards

#### Flatlet:

- Spacious bedroom with ample space for study area
- Kichenette
- Stylish bathroom.
- Has separate entrance

### Other features include:

- Solar panels; inverter and batteries
- Aircons in all bedrooms
- Double garage with store room
- Low maintenance garden
- 24hr gated security

Simply move in and relax in your new haven - call us for a viewing now, it will be worth your while!!!!!

Whilst every care has been taken in the preparation of this listing, we

