

# 16

## Anaboom Street *Sagewood Manor Estate*



### **Lindi Buthelezi**

Non-Principal Property  
Practitioner  
Registered with PPRA

083 758 4871  
lindi@lwp.co.za

### **Barry Scott-Brown**

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

# LWP

PROPERTIES

## ELEGANT AND CONTEMPORARY 3 BEDROOM IN A SECURITY ESTATE.

WEB REF: RL4451

# R1,295,000

ERF SIZE: 252m<sup>2</sup>

FLOOR SIZE: 100m<sup>2</sup>

RATES AND TAXES: R1,805

LEVIES: R2,000



3



2



2

Calling on all serious buyers to come view and negotiate.

Presenting this beautiful 3 bedroom north facing home, blending contemporary style with modern convenience. This home boasts a spacious open-plan living room and kitchen, designed for seamless flow—perfect for hosting friends or enjoying family moments. The kitchen is outfitted with sleek and modern cabinetry that is cleverly integrated to maximize space efficiency.

The generous living room offers ample space for customized furniture arrangements, creating a cozy retreat for relaxation. Flowing out of the living areas is a garden area with a built in braai suitable for entertaining family and friends, and relaxation. All three bedrooms in this home are generous in size, providing ample space for comfort. The main bedroom includes a stylish modern en-suite bathroom, perfect for privacy and relaxation. Additionally, the home boasts a double automated garage, offering protection for your vehicles from the unpredictable and sometimes severe weather conditions. This thoughtful feature enhances both convenience and security, ensuring peace of mind.

This family-oriented estate ensures that children are well catered for with thoughtfully designed recreational spaces. It boasts three play areas equipped with swings, a basketball court, and a sand pit, offering a safe and secure environment for kids to play, explore, and enjoy the outdoors. Parents can have peace of mind knowing their children have access to these well-maintained and secure facilities within the estate.

Strategically situated in Noordwyk, the estate is close to major roads, hospitals, shopping centres, and entertainment options, making it an ideal location for modern living.

Don't miss this chance to make this exceptional home your new home! Contact us today to schedule a viewing and experience a lifestyle of ease and comfort.

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.

