



### **Barry Scott-Brown**

Non-Principal Property  
Practitioner  
Registered with PPRA

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barry@lwp.co.za

### **Aspen Sanders**

Non-Principal Property  
Practitioner  
Registered with PPRA

083 210 9488  
aspen@lwp.co.za

## PRISTINE, PERFECT AND PICTURESQUE

WEB REF: RL4304

# R8,950,000

**ERF SIZE:** 12,520m<sup>2</sup>

**FLOOR SIZE:** 525m<sup>2</sup>

**RATES AND TAXES:** R5,979

**LEVIES:** R9,500



3



2.5



3

Serious sellers, calling buyers between R8,000,000 to R8,950,000 to view and negotiate!

Come and experience the feel of nature with the beautiful dam with guinea fowl, geese, trees, and more bird life all in your back garden!

Light, airy, and convenient are the elements that make up the downstairs living space. Kitchen with eat-in informal dining space, breakfast bar, gas hob, walk-in pantry, and separate scullery with space for all appliances opening to the garden, hotel-like pool, and beyond.

The dining room with a built-in bar and cellar, double-sided gas fireplace, doors to an outside patio, and cozy TV lounge with a fireplace make up the living area.

Ideal work from home with separate access from outside.

Upstairs comprises 3 large luxury bedrooms all with aircon and 2 bathrooms (MES). Spectacular master suite with sunny balcony and divine views, walk-in-cupboard, and spacious en suite bathroom.

15 kva solar with 13 panels and inverter, borehole, septic tank, deluxe staff accommodation or cottage, outside storeroom, guest cloakroom, and triple garage are a few of the many extras this exquisite home has on offer.

Don't wait long to put this on your viewing list!

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions that may occur.

