

# 169

## Bit Road



### Claire Gooderham

Candidate Property Practitioner

083 676 4934

claire@lwp.co.za

### Wendy Marshall

Candidate Property Practitioner

Registered with PPRA

082 927 3567

wendym@lwp.co.za

# LWP

PROPERTIES

## FIVE-BEDROOM HOUSE FOR SALE IN BRIDLE PARK/SUN VALLEY

WEB REF: RL4723

# R7,499,000

ERF SIZE: 12,000m<sup>2</sup>

FLOOR SIZE: 656m<sup>2</sup>

RATES AND TAXES: R3,050

LEVIES: R2,860



5



5



2



Spacious, airy farmhouse with equestrian facilities, designed for easy family living and entertaining

Inviting buyers to view and negotiate from R6999 999 to R7 500 000.

Nestled in the peaceful suburb of Bridle Park, in Sun Valley, this exceptional property offers an idyllic blend of natural beauty and equestrian living. Known for its breathtaking sunsets, sweeping views, and tranquil surroundings, Sun Valley is a haven for horse lovers and outdoor enthusiasts alike.

This sought-after area is tailored for those who live and breathe the equestrian lifestyle, with top competition venues, riding trails, and equine professionals all within easy reach. Quiet country roads invite leisurely walks, cycling, and moments of quiet reflection amidst nature's beauty.

Despite its serene atmosphere, Sun Valley is centrally located with convenient access to major business hubs and a wide range of top-tier amenities. The community prioritises security with measures such as perimeter electric fencing, controlled access, AI-monitored cameras, and frequent security patrols—ensuring peace of mind and a strong sense of community.

Set on 1.2 hectares in a secure, prestigious estate, this five-bedroom home is the perfect blend of space, comfort, and premium equestrian facilities—offering everything you need to embrace the lifestyle you've been dreaming of.

### Main house

This beautifully proportioned family home offers exceptional space, comfort, and flexibility, ideal for modern family living and effortless entertaining. Thoughtfully designed with both style and function in mind, every corner of this home feels warm and inviting and offers practical solutions for everyday living.

### Ground Floor:

Step through a large entrance hall into the heart of the home—an expansive open-plan living area with soaring double-volume ceilings. This