

280

Champion Street



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PROPERTIES

WHERE TO START ABOUT THIS AMAZING PROPERTY?

WEB REF: RL4430

R5,750,000

ERF SIZE: 11,041m²

FLOOR SIZE: 400m²

RATES AND TAXES: R1,500

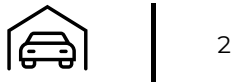
LEVIES: R1



4



3



2

The Area:

If you're searching for a place that embodies community spirit, where neighbors look out for one another, and where evening strolls and night cycles are a common sight, this is the perfect spot. You'll often see people walking their dogs, riding their horses, running, and cycling through the area, creating a vibrant yet peaceful atmosphere. Surrounded by lush bird life, excellent schools, padal courts, restaurants and a nearby golf course, you get the best of both worlds—convenience and a charming country ambiance. Located on a peaceful road, this property offers a serene escape from the city, while the southwest-facing entertainment area provides stunning views of Johannesburg's skyline. Homes in this area rarely come up for sale, as many families have lived here for years, cherishing the sense of belonging and quality of life.

The Garden:

This lush, beautifully maintained garden is sustained by a strong borehole and features over 182 trees excluding 20 fruit trees and 83 rose bushes, and a magnificent vegetable garden. Partially irrigated for easy maintenance. It's a true outdoor haven, complete with an entertainment area and a unique swimming pool designed for fun—shallow at both ends for volleyball games, with the center reaching over 2 meters in depth. It's a child's paradise, offering a fort, trampoline, cycling track. The well-established garden also provides complete privacy from your neighbors, making it a tranquil retreat.

The property is fully secured with wraparound beams and double fencing on three sides, with concrete foundations beneath for added stability. It also features two oversized French drains, one serving the cottage and the other for the main house. The gates are designed to accommodate heavy vehicles, allowing 6-ton trucks to pass through effortlessly.

The Main house approximately 400 under roof

This elevated home is designed to maximize the breathtaking views of the surrounding area. Upon entering, you are welcomed by a stunning double-volume lounge and dining area, with large stacking doors that open up to the garden, creating a seamless indoor-outdoor living experience. The home offering modern finishes and features such as underfloor and ceiling insulation, ensuring comfort throughout the seasons.

