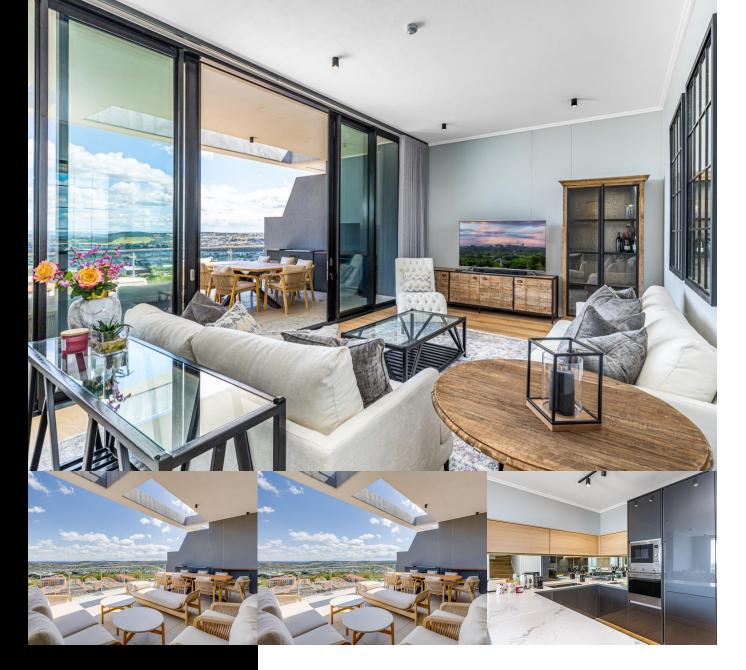
### Karkloof Crescent *Ellipse*

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# P R O P E R T I E S

#### Brian Hickson

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#### Alma Brown

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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.



WEB REF: RL3708

ERF SIZE: 152m<sup>2</sup> FLOOR SIZE: 152m<sup>2</sup> LEVIES: R4,501





## LOOK NO FURTHER, YOUR DREAM APARTMENT AWAITS - AN ABSOLUTE MUST-SEE!!

# *R7,900,000*

With a view as far as the eye can see, this top floor penthouse apartment offers you everything you need.

The stylish modern kitchen has marble countertops and is equipped with top-of-the-Line Smeg appliances and comes complete with a built-in dishwasher, fridge/freezer, microwave, oven and separate space for your washing machine. Plenty of cupboard space finishes off this immaculate kitchen. Flowing off the kitchen is your open-plan lounge/dining area, which opens out onto a balcony that stretches the length of the apartment and offers a view second to none.

The 2 bedrooms are downstairs, each of them en-suite and with balcony access. The master suite has a walk-through wardrobe leading to the full bathroom. Upstairs is an entertainer's dream! With an area big enough to fit a lounge suite and dining room table, this is all you need to enjoy those magnificent summer evenings. A guest loo for convenience is off the lounge. To finish it off, the entertainment area opens out onto a massive balcony, complete with a splash pool and built-in braai.

The apartment is within walking distance to the Mall of Africa, which offers the best retail therapy and many outstanding restaurants, as well as a stone's throw away from Waterfall Netcare Hospital, numerous commercial hubs and various private schools.

Bonus features include a separate storage room and 2 parking bays.

Facilities available at Ellipse include:

The Luna Club which comprises a full gym, restaurant, coffee shop, boutique Spa, conference centre and kids + teenage play areas. Additional facilities include a concierge, dry cleaning, pool, sauna, steam room and more.

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