

# 41

## Komari Avenue



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# LWP

PROPERTIES

## HOUSE AND COTTAGE IN SOUGHT AFTER PAULSHOF

WEB REF: RL4503

# R2,350,000

ERF SIZE: 1,522m<sup>2</sup>

FLOOR SIZE: 150m<sup>2</sup>

RATES AND TAXES: R1,850



2



2



4

### SOLE MANDATE - NEW RELEASE

Inviting serious buyers to view and negotiate from R2,099,000

Don't miss this rare chanced to own a smaller property on a lovely large stand - perfect for the smaller family with pets.

Set in the secure boomed area of Paulshof Ext 10, this delightful two bedroom house and one bedroom cottage could be just what you're looking for.

The main house offers a generous living area in the form of a lounge opening onto a patio and a large dining area opening to the garden. This area has lovely high ceilings giving the impression of airy space and light.

The kitchen is a good size, offering plenty of storage and opening onto a very large courtyard.

The main bedroom also opens onto a patio and enjoys a private study leading to a large covered storage area. It also has an en-suite bathroom with a shower and bath.

The second bedroom is also en-suite with a bath and single vanity.

The separate 73 square metre cottage has a good size living area and open plan kitchen. It also has a covered storage area and it's own spacious garden. One generous bedroom sits up some stairs and has an en-suite bathroom with a lovely walk in shower.

Both properties have double carports and are alarmed.

This is a pretty property with a lovely garden. It brims with potential, don't miss your chance to view.

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.

