

1

# Nongoma



## Jane Hoar

Non-Principal Property  
Practitioner  
Registered with PPRA

082 852 2609  
jane@lwp.co.za

## Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

**LWP**  
PROPERTIES

## CHARMING SECLUDED 4-BED HOUSE INC. FLAT IN GATED CUL-DE-SAC – NO LEVIES

WEB REF: RL4240

# R2,580,000

ERF SIZE: 514m<sup>2</sup>

FLOOR SIZE: 220m<sup>2</sup>

RATES AND TAXES: R1,970



4



3



3

Cluster-style safety with nature all around, patio living, granite tops, easy upkeep, lock up and go.

- Parking for 5 cars, 4 sunny beds, 3 baths, 2 compact kitchens, 2 fine patios, full seclusion, high

- This is a private gated community of just 4 properties with no levies in Paulshof 'Hill' - a lovely, quiet, leafy suburb with patrols, family walks and no through-traffic

- Thoughtful design- simply closing two doors the property transforms into two completely separate homes - a 3 bed and a 1 bed unit, each with own private garden, patio and entry. Think granny (+grandpa!), home business, tenant, teens, retirement, holiday visitors, back to 4 bed home.. as suits and as you go. That's totally unique!!

- Outdoor hot spa doubles as cool summer pool
- Pretty garden, lawn sized for children and small dogs
- Everything about this property is easy and low upkeep
- Ready made tenant, if you only want 3 bedrooms to start - relocating owner may take a 6+ month lease (~8k pm) on the 1 bed unit.

- A uniquely versatile, safe and delightful family home in a lovely area at an excellent price

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.

