

# 6

## Tulbagh Street



### 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

ASKING R2,849,000.

WEB REF: RL4401

**R2,849,000**

ERF SIZE: 1,220m<sup>2</sup>

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

RATES AND TAXES: R1,580



3



2



2



NEW RELEASE - EXCLUSIVE SOLE MANDATE

Glorious Paulshof Home - Off Grid

Welcome to this gorgeous family home in the picturesque neighborhood of Paulshof.

This delightful residence offers a perfect blend of comfort and elegance, lovingly cared for by the current owners, just move in and relax.

Offering the luxury of three spacious reception rooms, - a dining room overlooking the garden and opening onto the patio, a welcoming family room, also opening on to the patio, featuring built in shelving, a Morso fireplace and a cosy window seat, PLUS a further large lounge area - just wonderful for entertaining family and friends/

The heart of the home is a generously sized country kitchen, offering a gas range, granite tops and complete with a super-sized scullery and a huge pantry, ensuring ample storage and convenience.

There are three sunny, north facing bedrooms, two sharing a modernised bathroom with a walk in shower. The main bedroom offers air-conditioning and a mod full bathroom with a tub and walk in shower.

Relax and braai on the spacious covered composite deck area, listening to the water features and watching the birds. There is room here for a dining table and comfy seating, the ultimate in home comfort.

A 26 panel solar system, plus borehole water filtered for domestic use, not only significantly reduce municipal bills, but offer peace of mind during power and water shortages.

The outbuildings comprise good staff accommodation, plus garaging for three cars. Great security in the form of a Paradox alarm system. 12 strand electric fence, exterior beams and a gate camera.

Set in a lovely location within Paulshof, this home combines modern amenities with serene surroundings, making it a true sanctuary for you and your loved ones. Don't miss the chance to make this exceptional property your own.