

Country Lifestyle Properties

PRIVATE SALE R2,95m

1ha self contained property with
new modern home in sought after
Lanseria / Cradle of humankind with excellent
investment potential comprising;

Newly rebuilt north facing modern home consisting

★ 3 bedrooms

- Spacious main bedroom
- On suite bathroom with bath and shower (own geyser)
- Modern double basin vanity area
- Own access to patio
- Quality wall to wall carpets
- Built in cupboards
- Ceiling fan
- 2 guest/ children's bedrooms
- Built in cupboards
- Quality wall to wall carpets
- Ceiling fan

★ 2 bathrooms

- Main on suite
- Spacious 2nd bathroom with shower and bath

★ Open plan lounge, dining and kitchen area

- Designer kitchen with Granite tops
- Serving area from kitchen to dining area
- 2 large sliding doors out to large patio
- Modern porcelain tiles
- Drop lights and ceiling fan in lounge area

★ Large (+/- 200m²) patio/entertainment area

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Brand new stable block incorporating;

- ⦿ *stables for 2 horses*
- ⦿ *tack/feed room which can also serve as garage*
- ⦿ *staff accommodation*

Brand new staff accommodation including;

- ⦿ *2 spacious living quarters*
- ⦿ *Communal kitchen and lounge area*
- ⦿ *Bathroom with shower, basin & toilet*

Other features

- ⦿ *Double garage*
- ⦿ *Outside separate laundry*
- ⦿ *Outside store room/ workshop*
- ⦿ *Large paddock with post and rail fencing*
- ⦿ *Own Eskom power supply*
- ⦿ *Water servitude to 100,000 litre reservoir*
- ⦿ *Secure road front access*
- ⦿ *Brick/ palisade roadside frontage*

Proximity

- ⦿ *Close to Lanseria Airport (5km), Fourways & Roodepoort*
- ⦿ *Close to Crocodile Creek Polo Club*
- ⦿ *Country living atmosphere, set in Cradle of Humankind*
- ⦿ *Excellent investment, bordering on up market Estates including Blair Atholl and Monaghan Farm*
- ⦿ *Newly built Lanseria road infrastructure*
- ⦿ *Double lane road access to N14 and N1*

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