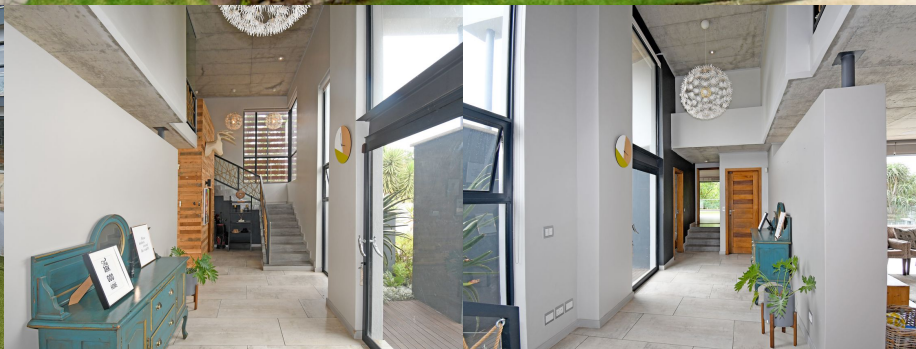


# 6557

## Anahita Avenue



### Paul Kleanthous

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### Barry Scott-Brown

Non-Principal Property  
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# LWP

PROPERTIES

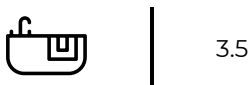
WEB REF: RL4730

ERF SIZE: 785m<sup>2</sup>

FLOOR SIZE: 555m<sup>2</sup>

RATES AND TAXES: R3,480

LEVIES: R3,350



## AN EXCEPTIONAL FAMILY HOME WITH SMART, SUSTAINABLE LIVING IN COPPERLEAF GOLF ESTATE

# R5,650,000

Show days by prior appointment only — kindly book a few days in advance, as weekends tend to fill up quickly

Discover a home where modern luxury meets everyday practicality — thoughtfully designed, beautifully finished, and ready for your next chapter. Positioned within the prestigious Copperleaf Golf Estate, this property offers comfort, connection, and effortless living at every turn.

### Thoughtfully Designed for Family and Function

This home offers four spacious bedrooms, including two with private en suites and a Jack-and-Jill bathroom shared between the remaining two — ideal for family convenience and guest comfort. A separate guest toilet ensures privacy and practicality for visitors.

The heart of the home is the open-plan living space — an elegant flow between lounge, dining, and a modern kitchen. Whether you're hosting friends or enjoying a quiet evening in, the layout invites connection and comfort. A scullery keeps the kitchen neat and functional behind the scenes.

### Versatile Spaces for Work and Play

A large, dedicated study offers the ideal work-from-home environment, while the expansive PJ lounge provides a relaxed, informal living space the whole family can enjoy. Whether it's movie night, homework, or a quiet escape, you'll love the flexibility.

### Outdoor Living Made Effortless

Step outside to your private retreat. A sparkling pool invites you to cool off on hot summer days, while the covered patio — complete with a built-in stainless steel braai and integrated ceiling speakers — sets the stage for relaxed outdoor dining and entertaining. The irrigated garden is lush, low-maintenance, and perfect for kids or pets to play.

### Smart, Secure, and Sustainable

This home goes beyond beautiful — it's built for the future. A powerful solar setup (9kWh panels and 14kWh battery bank), plus a backup generator room, keeps things running no matter what. Water heating is energy-efficient with a combination of a solar geyser and a heat pump. Air conditioning throughout the home — including the study and PJ lounge — is already automated for smart, seamless climate control.