

# 3171B

Barbet Street



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# LWP

PROPERTIES

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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.

WEB REF: RL4955

ERF SIZE: 700m<sup>2</sup>

FLOOR SIZE: 198m<sup>2</sup>

RATES AND TAXES: R1,400

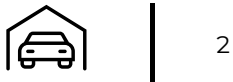
LEVIES: R850



3



2



2



## SPACIOUS 3-BEDROOM HOME ON 700M<sup>2</sup> STAND WITH ROOM TO EXPAND IN THATCHFIELD HILLS ESTATE

# R2,449,000

Step into style, comfort, and convenience with this inviting 3-bedroom, 2-bathroom home perfectly situated in the sought-after Thatchfield Hills Estate.

### Property Highlights:

- Expansive 700m<sup>2</sup> stand with a lush, irrigated garden offering space for kids, pets, or even future extensions.
- Modern open-plan design seamlessly connecting the kitchen, dining, and living areas.
- Enclosed patio with built-in braai—perfect for year-round entertaining.
- Energy-efficient living with a solar geyser and inverter system, giving you peace of mind during load shedding.
- Double automated garage with direct access.
- Walking distance to Curro School—a dream location for families.
- Full access to Thatchfield Hill's 24/7 security and manicured communal spaces
- Excellent connectivity near the N14, N1, and R55 for easy commuting.

This home combines contemporary convenience with the warmth of estate living. Whether you're hosting guests, enjoying a family braai, or simply relaxing in your garden sanctuary, this property is designed for easy living and endless enjoyment.

Don't let this one slip through your fingers—book your private viewing today!

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