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## Jubie Road *Birchwood Estate*



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# LWP

PROPERTIES

WEB REF: RL4802

ERF SIZE: 177m<sup>2</sup>

FLOOR SIZE: 118m<sup>2</sup>

RATES AND TAXES: R1,386

LEVIES: R3,240



## SIMPLE BUT SPACIOUS

# R1,699,000

3-bedroom Ground Floor Apartment in Birchwood Estate in Barbecue Downs

Nestled in the heart of Barbecue Downs, Midrand, this exquisite 3-bedroom apartment offers an unparalleled living experience, combining modern luxury with the tranquility of a well-established and secure complex. Recently recognized for its exceptional design, this home stands as a testament to quality living and thoughtful craftsmanship.

Upon entering, you're welcomed by spacious, light-filled rooms that create a sense of openness and comfort. The living area flows effortlessly into the dining space, providing a perfect environment for both relaxation and entertainment. A standout feature of this property is its large wrap-around garden—ideal for outdoor enthusiasts, families, or anyone who enjoys nature in their backyard. Whether you're hosting summer barbecues, gardening, or simply enjoying a peaceful evening, this garden offers a private, serene setting for it all.

The modern finishes throughout the apartment ensure a stylish and functional living environment. The kitchen has enough space for 2 appliances and a single door fridge, sleek countertops, and ample storage space, offering both convenience and sophistication.

Each of the three bedrooms is generously sized, with the master suite offering a true retreat. The first bedroom and the main bedroom are both equipped with air-conditioning, adding to the luxury of this stunning home.

Both the shared bathroom and en-suite bathroom are fully equipped with a bath and a shower. A rare convenience.

The complex is well-established, providing peace of mind with its secure environment and friendly community. There is a communal pool and clubhouse area for your convenience. It's perfectly positioned within proximity to essential amenities, including shopping centers, schools, and easy access to major highways.

This beautiful property epitomizes refined living, offering a seamless blend of modern elegance, comfort, and outdoor space.

It's a must-see for those looking to invest in a premium lifestyle in one of