

16

Montrose Road *Sunning Gate*



Adelaide Ruwisi

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LWP

PROPERTIES

IMMACULATE FAMILY CLUSTER HOME IN SOUGHT-AFTER COMPLEX

WEB REF: RL4867

R2,299,000

ERF SIZE: 314m²

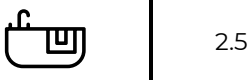
FLOOR SIZE: 178m²

RATES AND TAXES: R1,850

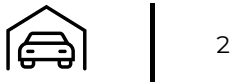
LEVIES: R2,450



3



2.5



2

Warm, Welcoming & Wonderfully Located

Owner asking R2,299,000

Welcome to this charming home nestled within a secure complex, offering a well-maintained and inviting living space. The open-plan kitchen offers generous cupboard space and a separate scullery with room for two appliances. The scullery leads to a private courtyard, perfect for additional storage and laundry. The living area is designed for seamless indoor-outdoor flow, featuring sliding doors that open out to a charming covered patio and compact garden, ideal for relaxed entertaining or quiet mornings.

Boasting three spacious bedrooms, two offering seamless flow onto a private balcony — perfect for morning coffee or evening sundowners. Enjoy two and a half bathrooms, with a guest bathroom conveniently located downstairs, and added storage with a linen cupboards.

Additional features include:

- Double automated garage
- Gas fireplace in the lounge
- Mudroom
- Excellent security within a well-managed estate
- Beautiful outlook and positioning within the complex
- Pet friendly
- Fibre-ready
- Communal pool and gardens

Don't miss this opportunity to make your family's next chapter a memorable one – contact us today to arrange your private viewing.

Whilst every care has been taken in the preparation of this listing, we

