

# 10

## Blue Hills Boulevard



### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

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### Aspen Sanders

Non-Principal Property  
Practitioner  
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**LWP**  
PROPERTIES

WEB REF: RL4529

ERF SIZE: 5,094m<sup>2</sup>

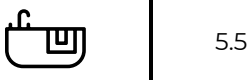
FLOOR SIZE: 627m<sup>2</sup>

RATES AND TAXES: R5,367

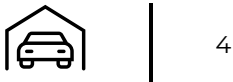
LEVIES: R3,490



5



5.5



4



## SUNLIT SERENITY: YOUR DREAM SINGLE-STORY OASIS AWAITS!

# R8,299,999

Serious seller inviting buyers from R7,500,000 to R8,500,000 to view and negotiate!

Nestled in a serene and well-maintained neighborhood, this beautifully designed single-story home offers the perfect blend of modern elegance and comfort. Featuring five spacious bedrooms and four luxurious bathrooms, this residence is ideal for families, entertainers, or anyone seeking a harmonious living space with abundant outdoor amenities.

Each of the five bedrooms is generously sized, with ample natural light streaming through large windows each bedroom boasts it's own bathroom. The master suite boasts a walk-in closet, opens out to the garden and pool and offers a spa-like en-suite bathroom. The 5th bedroom is located on the opposite side of the home making it a perfect spot for guests or long term visitors plus has it's own private lounge.

The heart of the home features an expansive living and dining area, seamlessly connecting to the kitchen for effortless entertaining. Gourmet Kitchen: Equipped with high-end appliances, built in breakfast nook, gas hob, and a large island, this kitchen is perfect for both everyday meals and hosting guests. Large separate scullery with space for all appliances.

A dedicated entertainment space offers flexibility for family movie nights, gaming, or relaxing with friends with a built in bar and doors opening out to the patio. Patio is covered and there is an additional separate patio with a prep bowl, plus a divine boma with fire pit and seating - perfect for year round gatherings. Beautiful large garden for the kiddies to find fairies in! A second tv room completes the entertainment space.

Study, guest cloakroom, borehole, rented large solar and inverter system, 4 garages, covered carport for 2 or 3 cars and so much more!

This stunning single-story home offers the ultimate combination of luxury, functionality, and outdoor enjoyment. Perfect for making memories, this property is a must-see for discerning buyers!

Put this home on your viewing list to find out what else this home has to offer.

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