

# 1

## Clayvile, Midrand *Natrium Street*



### **Karabo Molefe**

Candidate Property Practitioner

083 243 4369  
karabo@lwp.co.za

### **Barry Scott-Brown**

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

# LWP

PROPERTIES

WEB REF: RL4774

ERF SIZE: 407m<sup>2</sup>

FLOOR SIZE: 110m<sup>2</sup>

RATES AND TAXES: R500

LEVIES: R602



3



2



2



## YOUR DREAM HOME AWAITS IN THIS CLAYVILLE SECURITY ESTATE

# R1,350,000

Calling on all serious buyers to come view and negotiate from R1 275 000.

Step into comfort and convenience with this stunning full-title home in one of Clayville's most sought-after estates. Designed for modern family living, this north-facing gem bathes in natural sunlight, creating a warm and inviting atmosphere throughout the day.

Boasting three spacious bedrooms and two bathrooms, including a private en-suite in the main bedroom, this home offers the perfect balance of privacy and functionality. The open-plan lounge and kitchen create a seamless flow—ideal for entertaining guests or simply enjoying quality time with loved ones.

With ample space for additional cabinetry, the kitchen is ready to be customized to your taste and needs.

Outdoor living is just as impressive! This standalone property sits on a generous stand, allowing kids and pets to roam freely within the secure perimeter wall. The expansive garden offers endless possibilities—from peaceful relaxation to future extensions as your family grows. Parking is never an issue! A large garage ensures secure storage for your vehicle, while additional cars can easily be accommodated within the garden via a convenient access gate.

Energy efficiency is at the forefront, with a solar geyser ensuring hot water availability even during load-shedding days—saving on electricity costs while promoting sustainability.

Located in Clayville, this home is close to malls, top schools, and the R21 freeway, ensuring effortless access to Johannesburg and Pretoria. Whether you're commuting, shopping, or dining out, everything you need is just a stone's throw away.

This is more than just a house—it's a space where memories are made, families grow, and comfort meets security.

Don't miss out! Schedule your viewing today and take the next step toward owning this exceptional home.

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.