

# 439

Van Heerden Rd  
*Midlands Ridge*



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**LWP**  
PROPERTIES

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## MIDLANDS RIDGE" SECURITY ESTATE

WEB REF: RL4614

# R2,199,000

ERF SIZE: 354m<sup>2</sup>

FLOOR SIZE: 200m<sup>2</sup>

RATES AND TAXES: R3,772

LEVIES: R1,600



4



3



2

Inviting buyers between R1,800,000 and R2,199,000 to view & negotiate!!

SOPHISTICATED ELEGANCE underpins the ESSENCE OF THIS CHARMING MODERN EXECUTIVE FAMILY HOME in popular "Midlands Ridge security estate"

Step into beautifully designed Spacious & Inviting Living Areas - open-plan voluminous airconditioned Lounge and dining area (ceiling fans) open-plan to this amazing Chefs Designer kitchen - "the heart of the home" - boasting high fashion cabinetry, a 5-plate gas stove and space for two wet under-counter appliances and fridge, making it both functional and aesthetically appealing all flowing seamlessly to charming entertainers dream patio overlooking pool in a well-maintained garden.

4 deluxe and elegant Bedrooms - master bedroom, conveniently located downstairs, features a full ensuite with a bathtub and shower, fashionable laminated flooring, a spacious closet, and an air conditioning and fan unit for added comfort.

Upstairs, the fourth guest bedroom en suite offers ultimate privacy, air conditioning and access to a spacious balcony overlooking the pool—an ideal retreat for relaxation.

Ideally located, this home offers easy access to several primary to tertiary educational institutions, vibrant shopping centers with diverse dining options, essential amenities: Fuel stations, Police and Fire Station, SPCA and local clinic.

A separate staff quarters with private gated access ensures additional privacy.

EXTRAS: Inverter, ensuring uninterrupted power supply during outages. Solar-heated pool for energy efficiency and year-round enjoyment. Solid winter pool cover

A SMART HOME SETUP enhances modern living convenience at your fingertips.

Cameras for remote monitoring, control of air-conditioners, lights, irrigated garden areas and geyser using Alexa. Large storage spaces and Wendy

