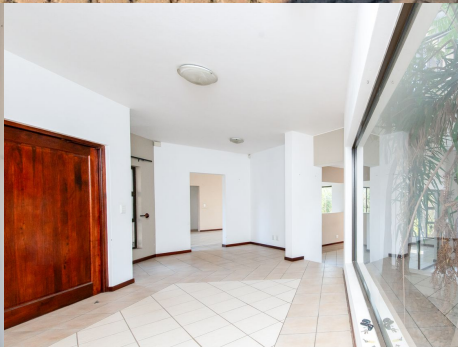


# 382

## Crocus Road



### Claire Gooderham

Candidate Property Practitioner

083 676 4934

claire@lwp.co.za

### Barry Scott-Brown

Non-Principal Property  
Practitioner

Registered with PPRA

082 777 2552

barry@lwp.co.za

# LWP

PROPERTIES

011 468 5900 [www.lwp.co.za](http://www.lwp.co.za)

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.

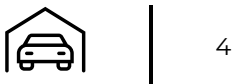
WEB REF: RL4353

ERF SIZE: 10,000m<sup>2</sup>

FLOOR SIZE: 430m<sup>2</sup>

RATES AND TAXES: R2,300

LEVIES: R2,512



## SPACIOUS THREE-BEDROOM FIXER-UPPER FAMILY RESIDENCE WITH TWO-BEDROOM COTTAGE/ OFFICE ON 1HA

# R5,500,000

### The Residence:

Entrance Hall: Leads to various reception areas, including a centrally located dining room with a wood-burning fireplace and wooden stacking doors that open to the covered patio.

Dining Room: Tiled and open-plan with the kitchen, featuring sliding doors with garden views.

Kitchen: Well-organized with ample cupboard space, marble work surfaces, a prep bowl, AEG gas stove, extractor, Whirlpool oven, and a second AEG oven. The neat scullery provides access to the garage and outdoors.

Indoor Entertainment Area: Ideal for a bar, with sliders opening to the garden.

Sunken Lounge: Adjoining the bar area, featuring a Jetmaster gas fireplace and sliders opening out.

Upstairs Pyjama Lounge: This can also serve as a casual family lounge/kids lounge.

Entertainment Patio: Undercover, with a separate braai area.

Guest Toilet: Conveniently located.

### Accommodation:

Bedrooms: Three good-sized bedrooms located on the first floor.

Main Suite: Spacious with wooden flooring, Jetmaster gas fireplace, dressing room, and sliding doors opening to a balcony with beautiful views of the area. The en-suite bathroom is sunny and light, featuring a shower, fitted bath, dual basins, separate loo, and sliders to a quaint balcony and a private outdoor courtyard.

Second and Third Bedrooms: Carpeted with built-in cupboards and sliding doors opening to the balcony.

Family Bathroom: Used by the second and third bedrooms, featuring a corner bath, shower, loo, and basin.

### Separate Office/Cottage:

Open Plan Room: Large with sliding doors opening to a covered patio.

Kitchen: Conveniently situated with a Whirlpool oven, Whirlpool electric