

# 11/976

## Derby Crescent



### Aspen Sanders

Non-Principal Property  
Practitioner  
Registered with PPRA

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### Barry Scott-Brown

Non-Principal Property  
Practitioner  
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# LWP

PROPERTIES

WEB REF: RL4750

ERF SIZE: 1,329m<sup>2</sup>

FLOOR SIZE: 500m<sup>2</sup>

RATES AND TAXES: R3,200

LEVIES: R3,100



5



3.5



2

## A HOME TO SET YOUR HEART ON FIRE - THIS TIMELESS CLASSIC MASTERPIECE - FOR A FAMILY OF ENTERTAINERS,

# R5,850,000

Genuine sellers inviting buyers from R5,300,000 to R5,800,000 to view and negotiate!!

5 deluxe and luxurious bedrooms, 3 bathrooms (MES) plus a guest cloakroom. All bedrooms are north facing, opening out to balconies - soak up the sunlight and look out over views to infinity!

Grand master suite - with divine walk-in-closet, any woman's dream, and a spacious en suite bathroom.

Bright, airy and open living spaces comprising a kitchen, dining, bar, lounge opening out to an enclosed patio with built-in braai as well as the back garden. Sun streaming in throughout the day! Patio overlooks the hot-like pool and magical manicured garden of 1300m<sup>2</sup> and rolling lawns.

Chef's style kitchen offers a breakfast bar, walk-in pantry, gas hob and a separate scullery with space for all appliances.

18 solar panels with 10kva inverter, basketball court, internal built-in lift - ideal for elderly folk needing to get upstairs - staff accommodation, double garage, plenty of additional parking space, stunning location walking distance to the park and more!

Don't miss the opportunity to own your own little slice of paradise!

