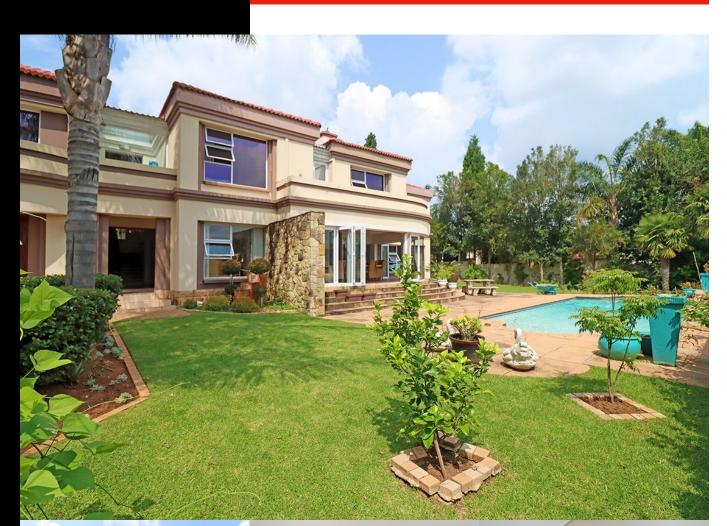
## 11/976

## Derby Crescent





# P R O P E R T I E S

#### **Aspen Sanders**

Non-Principal Property Practitioner Registered with PPRA

#### Barry Scott-Brown

Non-Principal Property Practitioner Registered with PPRA 083 210 9488 aspen@lwp.co.za

082 777 2552 barry@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: RL4750

ERF SIZE: 1,329m<sup>2</sup> FLOOR SIZE: 500m<sup>2</sup> RATES AND TAXES: R3,200 LEVIES: R3,100





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

## *R5,500,000*

Genuine sellers inviting buyers from R4,900,000 to R5,550,000 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 a 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, and lounge opening out to an enclosed patio with a built-in braai as well as the back garden. Sun streaming in throughout the day! Patio overlooks the hotlike pool and magical manicured garden of 1300m2 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!