

# 31

## Pomana Crescent



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**LWP**  
PROPERTIES

WEB REF: RL4779

ERF SIZE: 1,449m<sup>2</sup>

FLOOR SIZE: 642m<sup>2</sup>

RATES AND TAXES: R2,950

LEVIES: R3,100



5



6.5



3



## YOUR PRIVATE OASIS – LARGE, LIGHT-FILLED SANCTUARY ON CORNER STAND!

# R7,800,000

Genuine sellers inviting buyers from R7,400,000 to R7,800,000 to view and negotiate!

This home, ideally situated on a large corner stand of almost 1500m<sup>2</sup> in a peaceful part of the estate, with ultimate privacy, is not shy of any nice to haves, space or comfort. From the 5 bedrooms to the vast and divine entertainment area - you will want to call this home!

### Accommodation:

Upstairs offers 4 beautiful-sized bedrooms and 4 bathrooms (2 en suite), all fitted with aircons, high open-beam ceilings and all of them opening out to sunny breezy balconies. Grand master suite is certainly grand with bed facing the balcony with stunning views of trees, garden and nature - wake up listening to the birds chirping, feeling like you're on holiday - large walk-in-cupboard and divine full en suite bathroom. Pure bliss!

Upstairs PJ lounge is ideal for the kiddies to have sleepovers in and to use as a playroom/tv room.

Guest suite ideally located downstairs with en suite bathroom and access to outside - great spot for long-term guests to come and go without disturbing the main house.

Separate outside staff accommodation with a kitchenette and private patio completes the accommodation.

### Entertainment:

If you are a big entertainer, welcome to paradise!

Flooded with warm, natural light, the enclosed patio is an inviting extension of the home—a tranquil yet social space that blurs the line between indoors and out. Floor-to-ceiling stackable doors fold away seamlessly, opening the entire area to a lush, manicured garden and pool beyond.

Along the back of the patio, a sleek built-in bar beckons. Its minimalist design includes integrated shelving and subtle lighting, perfect for both relaxed afternoon refreshments and lively evening gatherings. Adjacent is a sizeable open patio with a prep bowl and gas and charcoal braai. Off the patio are two living rooms, one a more formal cosy space with carpeting and fireplace and the other a casual, easy tv room also with a fitted fireplace. Formal dining space with doors opening out to a flowery courtyard. Renovated kitchen is to die for! Newly fitted tops, centre island, gas and electric hob, built-in Miele appliances throughout, informal eat-in dining space and a separate scullery with space for all appliances.