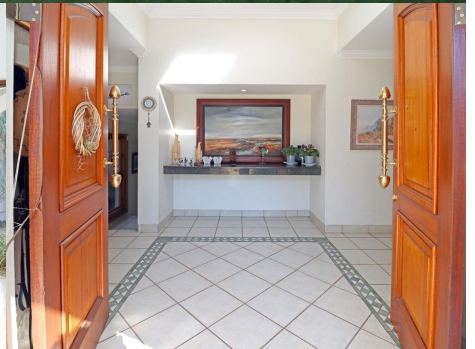


# 36

## Milnerton Street



### Aspen Sanders

Non-Principal Property  
Practitioner  
Registered with PPRA

083 210 9488  
aspen@lwp.co.za

### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

**LWP**  
PROPERTIES

WEB REF: RL4860

ERF SIZE: 1,266m<sup>2</sup>

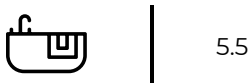
FLOOR SIZE: 620m<sup>2</sup>

RATES AND TAXES: R3,300

LEVIES: R3,100



4



5.5



4



## LOCATION! LOCATION! LOCATION!

# R6,490,000

Serious sellers inviting buyers from R5,900,000 to R6,500,000 to view and negotiate!

Prime spot within the estate - across the road from the main park. Kiddies can hop over the road and play in the park, while mom and dad grab a coffee from the cafe. Pure bliss!

If you are a big entertainer, welcome to your paradise! Expansive living space and room for the whole family.

Divine lounge with gas fireplace, wine cellar, bar opening out to a courtyard, as well as the patio. The dining and kitchen also flow out onto the patio. Gourmet chefs' kitchen with a centre island, gas hob and gas oven, walk-in pantry, private flowery courtyard off the kitchen and a separate scullery and laundry.

Patio can host many guests and offers a built-in gas braai, fitted bar and a prep bowl and overlooks the pool, manicured garden and out onto the beautiful main park. Boma and fire pit area complete the outside entertainment space.

A further living space or ideal spot for the kids is the upstairs tv lounge, which has its own kitchenette space, space for a pool table and patio with built-in braai and gorgeous views to infinity as well as a separate staircase with access to the garden, completing the living space.

4 deluxe size bedrooms all with en suite bathrooms plus guest cloakroom. 2 bedrooms located upstairs as well as an additional spare bathroom. The other 2 bedrooms, including the master suite downstairs. The grand master suite boasts a study or nursery, opening doors to the patio, aircon, large walk-in dressing room and divine en suite bathroom with a jacuzzi bath and steam shower.

4 garages, big solar and inverter system, borehole with 2 x 5000 litre jojo tanks, fitted study, surround sound, aircons, underfloor heating, vacuflow system, self-contained granny flatlet or cottage and too much more to mention!

Don't miss your opportunity to own a home that offers it all!

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions that may occur.