

# 141

Albertyn Street  
*Albert Park*



## Aspen Sanders

Non-Principal Property  
Practitioner  
Registered with PPRA

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**LWP**  
PROPERTIES

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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: RL3538

# R1,599,000

**ERF SIZE:** 280m<sup>2</sup>

**FLOOR SIZE:** 124m<sup>2</sup>

**RATES AND TAXES:** R942

**LEVIES:** R1,850



3



2



2

Inviting buyers to view and negotiate from R1,600,000

This low-maintenance, stand-alone, sectional title home is located in a secure boomed off-road for residents only in Kyalami Hills.

3 sunny bedrooms (M.E.S.) and an open plan lounge, dining room and kitchen greet one on entry. The main bedroom has an air conditioner, and all three bedrooms have BIC, s.

The en suite bathroom has a shower, and the shared bathroom has a bathtub.

Tiled throughout, except the bedrooms which have laminate flooring, this is an ideal "lock up and go" home in a safe and secure environment. It's suitable for a young family or an older couple looking to downsize

The kitchen has granite tops; space for 2 plumbed appliances, an electric hob, an under-counter oven and a pantry cupboard. It has a double sink and lots of cupboards.

This home is pet-friendly, fully walled with a generous garden and an above-ground vinyl pool. The picture is complete with two garages, parking for 2 additional cars, and fibre to the house.

Located close to the Waterfall office precinct, Mall of Africa, excellent private schools and easy access to Pretoria, Johannesburg and O.R. Tambo, this house ticks the location box.

Book your viewing today

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