

# 40

## Aloe Vale



### Adelaide Ruwisi

Candidate Property Practitioner  
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### Barry Scott-Brown

Non-Principal Property  
Practitioner  
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**LWP**  
PROPERTIES

WEB REF: RL4627

ERF SIZE: 557m<sup>2</sup>

FLOOR SIZE: 240m<sup>2</sup>

RATES AND TAXES: R1,300

LEVIES: R1,043



3



2.5



2



## DO NOT MISS OUT ON AN EXQUISITE GEM TO CALL HOME!!!!

# R3,199,000

!!SHOWDAYS STRICTLY BY APPOINTMENT ONLY!!

End your search for a three bedroom full title home in a fantastic location in Kyalami. NEAT AS A PIN, simply bring your bags and move in, its ready for you to settle in and begin your dream life.

INVITING BUYERS BETWEEN R2,800,000 AND R3,245,000 TO VIEW AND NEGOTIATE!!!

Discover elegant, modern living in this stunning 3-bedroom house located within the highly sought-after Kyalami Hills. Designed with sophistication and comfort in mind, this home offers a seamless blend of style and functionality.

Upon entering, you're greeted by an open, airy ambiance. which extends throughout the home, enhancing its modern design. The open-plan living area is spacious and inviting, perfect for entertaining and everyday living. The living space flows effortlessly onto a large beautifully maintained private garden ideal for outdoor relaxation and gatherings. The kitchen is a standout feature, designed with meticulous attention to detail. The separate scullery provides ample space for all your appliances, ensuring a clutter-free environment.

A downstairs toilet adds to the home's practicality, offering ease of access for guests and family alike.

The en-suite main bedroom serves as a luxurious retreat, offering ample cupboard space and a renovated full bathroom with double basins, shower, bath and toilet. Two additional bedrooms, both spacious with ample cupboard space, share a well-appointed bathroom featuring high-end finishes.

Double Automated Garage offers secure and convenient parking, adding to the home's functionality.

Located in a serene and prestigious neighbourhood, this home offers the perfect combination of luxury, modern amenities, and a welcoming community. CAPITALISE on the opportunity to make this exceptional property your new home - HURRY OR YOU'LL BE TOO LATE!!! Contact us TODAY to schedule a viewing and experience the elegance of Kyalami Aloe