

Cnr Pavarotti and Carrera Road  
*San Ridge Village*



**Karabo Molefe**

Candidate Property Practitioner

083 243 4369

karabo@lwp.co.za

**Barry Scott-Brown**

Non-Principal Property  
Practitioner

Registered with PPRA

082 777 2552

barry@lwp.co.za

**LWP**  
PROPERTIES

WEB REF: RL4760

ERF SIZE: 141m<sup>2</sup>

FLOOR SIZE: 141m<sup>2</sup>

RATES AND TAXES: R813

LEVIES: R2,700



## CALLING ALL INVESTORS!

# R850,000

Welcome to San Ridge Village, a secure and well-maintained complex located in the highly sought-after Midridge Park. This development offers a private, lock-up-and-go lifestyle—perfect for modern living.

A spacious two-bedroom, two-bathroom duplex unit is now available for sale.

Downstairs, you'll find a stylish open-plan kitchen with ample cupboard space and room for two under-counter appliances. The dining area is bright and airy, flowing seamlessly into a cozy lounge that opens up to a large, private patio—ideal for entertaining. There's also convenient storage space neatly tucked under the staircase.

Upstairs, both bedrooms are generously sized with built-in cupboards. The main bedroom features an en-suite bathroom, providing extra comfort and privacy.

San Ridge Village offers excellent amenities, including:

- A clubhouse
- Swimming pool with braai facilities
- Squash court
- Secure children's playground with jungle gyms

The location is unbeatable. Right outside the gate, you'll find:

- A nursery school
- San Ridge Shopping Centre
- Gautrain bus stop
- Carlswald Lifestyle Centre with Virgin Active Gym
- Vodaworld just a short drive away

Plus, enjoy easy access to major highways via New Road, making commuting a breeze.

Don't miss out on this incredible opportunity to invest in a stylish, modern home in a prime location!

While every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions