

# 275

## Stirrup Road



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# LWP

PROPERTIES

WEB REF: RL4628

ERF SIZE: 10,575m<sup>2</sup>

FLOOR SIZE: 325m<sup>2</sup>

RATES AND TAXES: R2,300



3



2



## FAMILY HOME WITH ENDLESS POTENTIAL AND TWO INCOME-PRODUCING COTTAGES – A CHILDREN' PARADISE

# R5,499,000

Sole Mandate!

Three-bedroom house for sale in Sun Valley

Inviting buyers to view and negotiate from R5 499 000 to R5 999 000

This one-hectare property is located in the peaceful suburb of Sun Valley, an area renowned for breathtaking sunsets and sweeping views. Outdoor enthusiasts will appreciate the tranquil surroundings, with quiet roads perfect for leisurely walks, cycling, or taking in the natural beauty of the area.

Deeply rooted in equestrian culture, this area is a haven for horse lovers, offering a lifestyle perfectly suited for those passionate about riding and country living.

Despite its serene atmosphere, Sun Valley enjoys a central location, providing easy access to major business hubs as well as a range of top amenities including shopping malls, restaurants and top schools.

Security is a top priority for the community, with comprehensive initiatives in place, including perimeter electric fencing, road closures, AI-monitored cameras and regular security patrols, ensuring peace of mind for residents.

Main house:

The entrance hall of this home is both practical and stylish, offering a dedicated space for bags and essentials, making mornings seamless and organised. Designed with painted brick walls and a zinc-detailed ceiling, this charming entryway sets the tone for the rest of the home.

To the right, the spacious main bedroom features a fireplace, built-in cupboards, and direct access to the covered patio, creating a peaceful retreat.

To the left, a cozy TV room flows seamlessly into a spacious dining area, currently accommodating a 10-seater dining table. The farmhouse-style kitchen is both functional and stylish, featuring two large islands with concrete countertops and ample storage. A gas stove ensures convenience for cooking, while a five-stage water filtration system provides clean,