

# 40

## Coach road, Sun Valley



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Non-Principal Property  
Practitioner

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# LWP

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PROPERTIES

**WEB REF:** RL4565

**ERF SIZE:** 53,000m<sup>2</sup>

**RATES AND TAXES:** R2,500



## DISCOVER SUN VALLEY – A HIDDEN GEM

# R3,900,000

Vacant Land with Magnificent Views – A Rare Opportunity in Sun Valley

Inviting buyers to view and negotiate from R3 399 000 to R3 900 000.

Sun Valley is one of the area's best-kept secrets, cherished by residents who have called this tranquil valley home for many years. As the saying goes, "You may not always choose where you work, but you can choose where you live," and that's exactly why Sun Valley remains so popular.

Nestled in the highly sought-after Sun Valley area, where properties seldom come on the market (averaging just once every eight years), this prime piece of land offers a unique opportunity to create your dream home.

Originally purchased by a family with a vision for generations to enjoy, this spectacular 5.3-hectare property is now available for someone new to fulfill their dreams. The land boasts breathtaking views, a serene wetland teeming with bird-life, and a tranquil setting.

This remarkable property holds a rich history, having hosted countless sundowners, a magical "fairy forest" for children to explore, and tree-lined paths lovingly named after the grandchildren of the current owners.

With its natural beauty, abundant bird life, and endless possibilities, this is more than just land—it's an invitation to a lifestyle. Don't miss out on this rare gem!

This charming community is renowned for its strong sense of camaraderie, where neighbors are supportive, caring, and share a passion for preserving the area's natural beauty. It's a haven for outdoor enthusiasts, with horse riders, cyclists, runners, and dog walkers often seen enjoying the safe and scenic surroundings.

While Sun Valley offers a serene countryside lifestyle and breathtaking sunsets, it is conveniently close to all essential amenities, including top-rated schools, major roads, restaurants, shopping malls, padel courts, and renowned equestrian show venues.

Don't miss the opportunity to experience this incredible lifestyle—book a viewing of this wonderful piece of land today!