

# 41

## Lyndore Avenue *Kilima*



### **Aspen Sanders**

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# LWP

PROPERTIES

## THIS CHARMING KILIMA THREE-BEDROOM HOME WILL SATISFY ALL OF YOUR NEEDS.

WEB REF: RL4350

# R2,290,000

**FLOOR SIZE:** 219m<sup>2</sup>

**RATES AND TAXES:** R1,354

**LEVIES:** R3,769



3



2.5



2

Genuine sellers Inviting buyers from R2,000,000 to R2,350,000 to view and negotiate!!

Downstairs: Walking into the house, you are firstly greeted by the open-plan lounge. To the right of the room, the nook under the stairs is a beautiful element offering a comfortable location for displaying books and other belongings while making the most use of available space. The guest bathroom is conveniently situated next to the kitchen and living rooms, making it easy for guests to use while maintaining both convenience and functionality.

The kitchen features an electric stove cooking area, oven and a scullery with a space for all your appliances. The beautifully designed living space is divided by a sliding door which offers an enclosed entertainment/dining area with a built-in braai stand which leads into their pet friendly garden

Upstairs: There are three carpeted bedrooms. The main bedroom includes an en-suite, a bathroom with a bathtub and shower flowing into a small balcony that overlooks the garden. The fairly sized second and third bedrooms share a bathroom. Additionally, there's a space upstairs for a study or a mini lounge

The estate has great security and is located down a peaceful road which leads to nearby amenities like malls, national roads and schools.

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

