



Helen Ward

Non-Principal Property
Practitioner
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LWP
PROPERTIES

WEB REF: RL4834

ERF SIZE: 1,163m²

RATES AND TAXES: R2,225

LEVIES: R3,690



2



2.5



2



LOOKING TO DOWNSCALE – LOOK NO FURTHER.

R5,750,000

FEATURES.

What a joy to experience morning coffee or sundowners from the privacy of your private and protected patio to the soothing sound of birdcall.

Located in Brackenridge, one of Plettenberg Bay's top gated estates, this north-facing, two-bedroomed home, is bordered by a greenbelt on its northern boundary, guaranteeing privacy.

Set over two levels a short flight of steps leads to the semi-open plan bar and seating area with a large skylight, which flows into a spacious, open plan living/dining/ kitchen area with elevated ceilings and exposed wooden trusses.

A combustion fireplace anchors the living space, which opens into an enclosed sunroom with a built-in braai. Aluminium stacking doors open onto an uncovered patio, overlooking a compact, well-maintained garden and the indigenous bush beyond. The kitchen is well-appointed with granite countertops, a double oven, electric hob, extractor, prep bowl, and ample cabinetry. A separate scullery offers space for three appliances and access to a yard with a wash line and storeroom.

The spacious main bedroom boasts a large walk-in closet, a ceiling fan, and full ensuite bathroom. A second generous ensuite bedroom, a large study with a built-in desk and a guest loo complete the first-floor layout.

Downstairs is under-stair storage, two storerooms, staff facilities, a double extra-length garage with workspace, a nine-panel solar system with 8kVA inverter and two 5kVA batteries.

LOCATION.

Brackenridge Private Residential Estate is a 128-hectare nature reserve with 280 private residential sites with an average size of 1500m², ensuring plenty of space for natural vegetation. This sought-after, secure and upmarket estate has a wonderful sense of community spirit and enjoys magnificent ocean, mountain, and golf course views. There are various trails, an abundance of fynbos and a wide variety of indigenous birds and small animals. "State of the art" security includes strict access control measures, security patrols and a highly sophisticated electrified perimeter fencing. Brackenridge has its own water supply supported by a first-class water filtering and processing system which offers residents access to