

# Cnr

## 3rd Street



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# LWP

PROPERTIES

011 468 5900 [www.lwp.co.za](http://www.lwp.co.za)

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

WEB REF: RL4731

ERF SIZE: 8,937m<sup>2</sup>

FLOOR SIZE: 356m<sup>2</sup>

RATES AND TAXES: R3,041



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## FIVE-BEDROOM HOUSE FOR SALE IN CHARTWELL - PRICED TO SELL

# R4,990,000

A modern farmhouse set on a panhandle with beautiful views

Inviting buyers to view and negotiate between R4 799 000 to R4 990 000.

### About Chartwell

Chartwell offers a unique blend of rural charm and urban convenience, making it one of the most desirable lifestyle locations in the region. Known for its spacious properties, tranquil atmosphere, and lush surroundings, it provides a peaceful retreat just minutes from city life.

Situated in a vibrant, close-knit community, Chartwell has an active residents' association that regularly hosts social events and fosters a strong sense of connection. The area prioritises safety, with many security initiatives in place and an increasing number of security cameras throughout the neighbourhood and on private properties.

Despite its serene setting, Chartwell is close to top schools such as Steyn City School, Broadacres Academy, and HeronBridge College. You'll also find premium medical facilities, a variety of shopping centres, and Lanseria Airport just a short drive away.

This sought-after suburb offers the best of both worlds - a peaceful, country-style lifestyle with easy access to everything you need, making it a truly exceptional place to live.

### Main residence

Tucked away on an 8,937m<sup>2</sup> panhandle stand, this beautiful five-bedroom family home offers breathtaking views over the Chartwell Valley and combines modern farmhouse style with everyday comfort and generous proportions.

### Downstairs

The open-plan living area features double-volume ceilings with exposed rafters, creating an airy, light-filled space that flows seamlessly into the heart of the home. The chef's kitchen is designed with both functionality and design in mind, with a large kitchen island, gas stove and oven, space for a wide fridge, a walk-in pantry, and a scullery with room for two appliances, a sink, and extra counter space.