

# 20

## Zandspruit Road



### Claire Gooderham

Candidate Property Practitioner

083 676 4934

[claire@lwp.co.za](mailto:claire@lwp.co.za)

### Mike Whitten

Candidate Property Practitioner

Registered with PPRA

083 796 0261

[mike@lwp.co.za](mailto:mike@lwp.co.za)

# 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: RL4984

ERF SIZE: 15,300m<sup>2</sup>

FLOOR SIZE: 351m<sup>2</sup>

RATES AND TAXES: R1,000



3



2



3



## DISTINCTIVE ARCHITECTURE MEETS UNBEATABLE VALUE – THIS HOME IS PRICED TO SELL.

# R3,100,000

Inviting buyers to view and negotiate from R2 899 000.

Perched dramatically on natural rock, this architecturally designed residence offers a rare combination of artistry, functionality, and tranquillity. Set on just over 1.5 hectares of land, the home is surrounded by sweeping views of indigenous trees and natural beauty, creating a lifestyle of peace, privacy, and entertainment.

Perfectly positioned, this property provides the best of both worlds—easy access to city conveniences, while enjoying the serenity of the countryside.

### Ground Floor – Seamless Living & Entertaining

The home opens into an airy, open-plan lounge and dining area, featuring soaring ceilings, a fireplace, and a charming bay window—an ideal nook for reading or relaxing.

The spacious kitchen is designed for both everyday living and entertaining, with a 5-plate gas stove, built-in pizza oven/braai, space for a double-door fridge, and a separate scullery with ample room for appliances.

A standout feature is the expansive entertainment area, a voluminous, light-filled space with wall-to-wall windows and sliding doors overlooking the pool. This versatile area can be subdivided into three sections, allowing you to adapt and personalise it to your lifestyle.

Also downstairs: a guest bathroom with a shower, a linen cupboard, and direct access to the outdoors.

### Upstairs – Space, Views & Flexibility

Floating wooden stairs lead you to a remarkable home office that currently serves as a study, library, and playroom—perfect for remote working or creative pursuits.

All three bedrooms are located upstairs, each with Juliet balconies that bring in natural light and views. The main suite is generously sized, with a full en-suite bathroom, double vanity, and stunning outlooks. Two further bedrooms share a stylish bathroom with both a bath and a shower.

### Additional Features:

- 3 bedrooms (with potential to convert into 5)