

# 20

## Petroy Drive *Shingara Sands*



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# LWP

PROPERTIES

WEB REF: RL4769

## SHINGARA SANDS SECURITY ESTATE – 24-HOUR GUARDED – STRICT ACCESS CONTROLLED

# R950,000

**ERF SIZE:** 110m<sup>2</sup>

**FLOOR SIZE:** 77m<sup>2</sup>

**RATES AND TAXES:** R752

**LEVIES:** R2,232



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Inviting buyers between R899k and R960k to view and negotiate!!

– CALLING INVESTORS - INVESTMENT OF A LIFETIME – HURRY!!

PICTURE PERFECT – MODERN CHIC SOPHISTICATION – COME FALL IN LOVE

“Joie de Vivre” – living the life in this beautiful Stylish garden apartment on the doorstep of Montecasino – spacious 77 sq.m under-roof

Stunning open-plan kitchen - a vision in Beige and white – breakfast bar and space for appliances. Open-plan to lounge, dining room opening onto a spacious covered patio overlooking the lush beautiful private garden with kiddies “dolls-house”

Entertainers delight for indoor-outdoor living. Whether you're hosting friends or enjoying a quiet evening in, the space is designed to feel relaxed, modern, and inviting.

2 deluxe bedrooms – light bright and sunsplashed generous built-in cupboards, and the full bathroom features both a bathtub and a separate shower.

And yes—it's pet-friendly, so your fur-friends can enjoy this wonderful garden too  
Estate Perks:

- Three beautifully designed clubhouses, each with its own sparkling swimming pool
- A well-loved on-site restaurant for easy dining
- Fully equipped laundromat for added convenience
- 24-hour security with controlled access, ensuring complete peace of mind
- Fibre-ready and equipped with a borehole, keeping utilities reliable and affordable
- Lush, secure walkways throughout for relaxing strolls in security and safety.

Prime Positioning:

- Direct private gate access to Montecasino—entertainment, dining, and nightlife right at your doorstep
- Walking distance to Design Quarter, Fourways Mall, and Cedar Square
- Easy access to main roads and highways for stress-free commuting