

# 20

## Petroy Drive *Shingara Sands*



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# LWP

PROPERTIES

WEB REF: RL4769

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

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

RATES AND TAXES: R752

LEVIES: R2,232



## MODERN 2-BEDROOM GARDEN UNIT IN A SECURE LIFESTYLE ESTATE – STEPS FROM MONTECASINO

### R960,000

This stylish garden apartment offers the perfect blend of comfort, convenience, and lifestyle in one of Fourways' most desirable estates—just a short stroll from the heart of Montecasino.

#### Step Inside:

From the sleek, functional kitchen to the spacious open-plan dining and living area, the layout flows seamlessly straight out onto a covered patio and private garden—ideal for effortless indoor-outdoor living. Whether you're hosting friends or enjoying a quiet evening in, the space is designed to feel relaxed, modern, and inviting.

Both bedrooms are light-filled with generous built-in cupboards, and the full bathroom features both a bathtub and a separate shower —giving you the best of both worlds.

#### Outdoor Living:

Your own private garden is perfect for morning coffees, weekend braais, or just unwinding in the sun. And yes—it's pet-friendly, so your four-legged friend is more than welcome.

#### 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 the estate for relaxing strolls any time of day

#### 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
- This particular unit is perfectly situated near heaps of visitors' parking, with a carport conveniently located close to your front door