

# 74

## Petroy Drive *Abbington*



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# LWP

PROPERTIES

## STYLISH DOUBLE-STOREY LIVING IN THE HEART OF ABBINGTON, MAGALIESSIG

WEB REF: RL4805

# R1,250,000

ERF SIZE: 97m<sup>2</sup>

FLOOR SIZE: 97m<sup>2</sup>

RATES AND TAXES: R899

LEVIES: R2,375



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Show days are strictly but prior appointment only, please book well in advance to avoid any disappointment.

Tucked away in the sought-after Abbington complex in leafy Magaliessig, this double-storey two-bedroom, two-bathroom apartment offers the perfect balance of comfort, style, and space.

Downstairs welcomes you with a bright and breezy open-plan layout, ideal for relaxed living and entertaining. At its heart is a well-designed U-shaped kitchen with ample storage, a double sink, and space for two undercounter wet appliances. It flows effortlessly into the dining area, which blends into the spacious lounge—creating one seamless, social living space. Large sliding doors open onto a private patio, perfect for morning coffees, alfresco dinners, or simply soaking up some fresh air.

Upstairs, a central landing leads to two generously sized bedrooms, each offering warmth and charm with wooden floors underfoot. The main bedroom is a true retreat, featuring a stylish en-suite with a walk-in shower and doors that open onto a large private balcony—ideal for quiet mornings or winding down at sunset. The second bedroom is just as spacious and shares a full bathroom positioned between the two rooms, complete with both a shower and a bath.

Modern, light-filled, and move-in ready, this apartment offers secure living in a beautifully maintained complex close to top schools, shops, and main routes. A perfect lock-up-and-go or a comfortable home for those who love a little extra space.

The property is currently rented out to lovely tenants for R11,500 per month, making it a great option for investors looking for immediate rental income.

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

