

# 40

## Troupant Avenue *Merrodawn Country Club*



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# LWP

PROPERTIES

## 3 BEDROOM TOWNHOUSE FOR SALE IN MAGALIESSIG

WEB REF: RL4727

# R1,650,000

ERF SIZE: 93m<sup>2</sup>

FLOOR SIZE: 93m<sup>2</sup>

RATES AND TAXES: R860

LEVIES: R3,940



Enjoy a secure and tranquil lifestyle in the sought-after Merrow Down Country Estate, an exclusive over-50s community in Magaliessig, Sandton.

This beautifully refurbished home offers comfort, convenience, and a vibrant social setting, perfect for those seeking an active and relaxed environment.

This beautiful home features two bright and airy bedrooms and a modern bathroom, a bright modern kitchen with sleek cabinetry, a gas hob, and ample storage space. The open-plan living & dining area flows seamlessly to the patio and garden.

The home has a full solar system ensuring energy efficiency and backup power, fibre-ready with high-speed internet.

Amenities include a clubhouse with Restaurant & Lounge, an expansive pool & braai area and a well-equipped gym & tennis court to stay fit and active, a large library and games room. 24/7 Security with Professionally trained security officers with regular patrols for peace of mind.

Situated in a beautifully landscaped estate, Merrow Down Country Club is conveniently located near Lonehill, Fourways Mall, and essential amenities, offering a perfect blend of convenience and tranquillity.

This delightful home is move-in ready—no renovations needed!

Whether you're looking for a comfortable retirement home or an investment opportunity, this property offers incredible value in a secure and serene setting.

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

