

# 40

## Troupant Avenue *Merrodown Country Club*



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# LWP

PROPERTIES

## SPACIOUS 2 BEDROOM RETIREMENT HOME IN MERRODOWN COUNTRY CLUB.

WEB REF: RL4732

# R2,300,000

ERF SIZE: 117m<sup>2</sup>

FLOOR SIZE: 117m<sup>2</sup>

LEVIES: R5,390



2



2



1



Discover the charm of this beautifully maintained 2-bedroom, 2-bathroom retirement home

In the sought-after Merrow Down Country Club.

Offering a secure, tranquil lifestyle for the over 50s, this estate is perfect for those seeking comfort, convenience, and an active community.

Enter the home through a spacious enclosed courtyard to an open plan living and dining area which flows seamlessly to a private patio with a beautifully landscaped garden.

A stylish and practical kitchen has space for a washing machine, dishwasher and single door fridge and includes an electric stove and gas hob.

A spacious main bedroom has ample cupboards and a renovated bathroom with a shower, the second bedroom has an adjoining guest bathroom with a shower.

Between the two bedrooms is a study area perfect for working from home or quiet reading. There is a full solar & inverter, ensuring backup power for uninterrupted living.

Amenities include a clubhouse with guest suites, four well-appointed en-suite rooms available for visitors. A heated swimming pool, gym, and tennis court.

Nestled in a beautifully landscaped estate, with excellent 24-hour security, Merrow Down Country Club is ideally situated close to Montecasino, Fourways Mall, and essential amenities.

This is an exceptional opportunity to enjoy a peaceful, secure, and vibrant community. Whether you're looking for a comfortable home or an investment opportunity, this property offers incredible value.

Contact us today to arrange a private viewing!

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.