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Troupant Avenue *Merrow Down Country Club*



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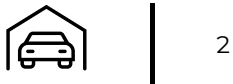
PROPERTIES

WEB REF: RL4949

ERF SIZE: 153m²

FLOOR SIZE: 153m²

LEVIES: R6,590



YOUR NEXT CHAPTER STARTS HERE - ENJOY NATURE, COMFORT & COMMUNITY IN THIS EXCLUSIVE ESTATE

R2,885,000

Spacious 2-Bedroom Unit with Study Nook & Double Garage – R2,885,000

Set within the sought-after Merrow Down Country Club, a secure, beautifully maintained estate for the active over-50s, this spacious 2-bedroom, 2-bathroom unit offers comfortable, low-maintenance living with room to breathe.

The main bedroom features an en-suite bathroom, while the second bathroom has a shower.

The open-plan kitchen flows easily into a large, light-filled lounge and dining area, with a dedicated study nook for work or hobbies.

Outside, enjoy your own private courtyard, a small patio, and a lush, established garden perfect for quiet mornings or casual entertaining.

The double garage has direct access to the courtyard and a covered front entrance.

The estate has 9.5 hectares of mature landscaped gardens with abundant birdlife.

The amenities include a Tennis court, a gym and a solar-heated swimming pool.

Optional social activities are organised by the residents

Midday meals are available three times a week and a popular Friday evening dinner (outsourced restaurant)

There is a nurse in attendance (mornings only)

Built in 1988, the homes in Merrow Down are known for their generous room sizes and solid design, a rare find in today's market. The complex is a sectional title and exceptionally well-managed, offering both community and independence in a peaceful, park-like setting and is pet-friendly with trustee approval.

This is an ideal lock-up-and-go or forever home for professionals over 50 who are still working or running their own businesses or simply looking for