

# 55

## Komari Avenue



### Jane Hoar

Non-Principal Property  
Practitioner  
Registered with PPRA

082 852 2609  
jane@lwp.co.za

### Barry Scott-Brown

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

# LWP

PROPERTIES

WEB REF: RL4804

ERF SIZE: 1,516m<sup>2</sup>

FLOOR SIZE: 345m<sup>2</sup>

RATES AND TAXES: R2,850



## EXCEPTIONAL FAMILY HOME WITH EVERY MODERN AMENITY

# R4,099,000

NEW RELEASE - SOLE MANDATE

Inviting serious buyers to view and negotiate from R3,599,000.

This home has literally everything you could think of, and more.

Welcome to this expansive, beautifully appointed family home nestled in a quiet, secure, boomed area with serene waterfrontage and lush surroundings. Designed for both comfort and luxury, this residence offers a lifestyle of effortless living and impressive entertaining.

Beyond a wisteria lined pathway to the front door, a large study with custom-built shelving provides the perfect work-from-home solution, the elegant dining room opens onto a pretty courtyard and features built-in cupboards for effortless hosting.

The heart of the home is a massive, gourmet kitchen fitted with top-tier appliances, including a built-in dishwasher, microwave, gas hob, fitted double-door fridge, and a large pantry. Ample cabinetry ensures all your storage needs are met, and the stylish breakfast bar offers a relaxed space for casual meals.

A spacious laundry room sits separately, keeping the home organized and clutter-free.

The generous lounge opens through sliding doors to a covered patio complete with a built-in braai—perfect for year-round outdoor entertaining. A standout feature is the huge custom-designed bar area, featuring a built-in coffee machine, wine cooler, and fridge, ideal for both relaxed family evenings and lively gatherings.

The home boasts four large north-facing bedrooms, ensuring warmth and light throughout the year. The master suite is exceptionally spacious, featuring endless built-in cupboards, a luxurious en-suite bathroom with a steam shower, and access to a private patio—your personal retreat.

A further full bathroom, meticulously finished, also offers a steam shower and heated towel rail.

Comfort is ensured with central air-conditioning, a 29-panel solar system,