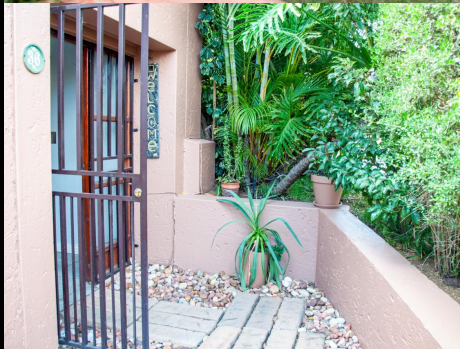


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Ruggin Hill



Jane Hoar

Non-Principal Property
Practitioner
Registered with PPRA

082 852 2609
jane@lwp.co.za

Barry Scott-Brown

Non-Principal Property
Practitioner
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LWP
PROPERTIES

WEB REF: RL4815

ERF SIZE: 353m²

FLOOR SIZE: 224m²

RATES AND TAXES: R2,100

LEVIES: R1,550



3



2



2



THREE BED HOUSE IN SOUGHT AFTER PAULSHOF ESTATE.

R2,650,000

Inviting serious buyers to view and negotiate from R2,250,000

This beautifully appointed home is nestled in a highly sought-after and secure estate, offering peace of mind and exceptional family living.

Step into a generous, sun-filled lounge area that seamlessly opens onto an expansive covered patio — perfect for year-round entertaining — with a picturesque, manicured garden beyond. The garden leads directly onto a delightful play park, ideal for families with young children.

The heart of the home is the stylish kitchen and dining area, featuring sleek quartz countertops, a central island, and a spacious walk-in pantry. A charming atrium offers the perfect spot for morning coffee or quiet reflection.

This home also includes a versatile separate room that can be used as a study, gym, or playroom, with direct access to the garden. A large laundry and storage area ensures practical living with ample space for all your needs.

Three bright and sunny bedrooms all enjoy direct garden access, creating a wonderful indoor-outdoor flow. The main bedroom boasts a dedicated dressing area, plus a luxurious en-suite with a walk-in shower. A second bathroom with both shower and bath looks out onto another sun-filled atrium.

Additional features include a double automated garage and an extra parking space.

This home is a rare gem offering stylish, secure, and spacious living in a family-friendly estate — a must-see for discerning buyers.

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