

46

Coleraine Drive *Marrakesh*



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LWP
PROPERTIES

INVITING SERIOUS BUYERS TO NEGOTIATE FROM R4,750,000 TO R4,790,000!

WEB REF: RL4484

R4,790,000

ERF SIZE: 525m²

FLOOR SIZE: 420m²

RATES AND TAXES: R3,405

LEVIES: R3,400



4



3



2

4 Bedroom Cluster In River Club

Located in an exclusive, well-maintained estate with 24-hour security and surveillance, this unique cluster home offers exceptional quality and an elevated lifestyle. The upper floor features two en-suite bedrooms, a private lounge, and an enclosed balcony, each with fireplaces and stack-back windows. The luxurious master suite includes a walk-in closet, skylight, and a beautifully appointed bathroom with dual vanities, marble tiles, a spa bath, and other refined touches. The interior finishes are of the highest standard, with Carol Boyes towel rails, crystal lighting, and engineered wood floors throughout.

On the main floor, you'll find an inviting entrance hall, a spacious lounge, and a dining area that opens onto a patio, pool, and wraparound garden. There are also two additional bedrooms with a shared full bathroom, as well as a fully equipped study. The kitchen is well-designed, with generous countertop space perfect for both everyday use and entertaining. Enhanced security measures ensure peace of mind, going above and beyond the estate's high standards.

The property features two upstairs lounges, with one easily convertible into an additional bedroom if desired. At the back of the house there is private room that can serve as either staff quarters or a gym. Of the two en-suite bedrooms, one includes a luxurious spa bath and the other features a jacuzzi. A study is located on the ground floor.

The home is equipped with installed fibre internet and DSTV is wired throughout. TV brackets and cables are in place to support for TV's.

Call me for an exclusive viewing!

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

