

# 72

## Nanyuki Road *Santana*



### **Mathabo Tswai**

Non-Principal Property  
Practitioner  
Registered with PPRA

076 070 7624  
mathabo@lwp.co.za

### **Barry Scott-Brown**

Non-Principal Property  
Practitioner  
Registered with PPRA

082 777 2552  
barry@lwp.co.za

# LWP

PROPERTIES

## MODERN, LIGHT-FILLED 3-BEDROOM 3-BATH TOWNHOUSE IN SUNNINGHILL.

WEB REF: RL4790

**R2,999,000**

ERF SIZE: 483m<sup>2</sup>

FLOOR SIZE: 483m<sup>2</sup>

RATES AND TAXES: R1,875

LEVIES: R2,600



3



3



2

Experience contemporary living at its finest in this beautifully presented freestanding townhouse, perfectly positioned in the highly sought-after Sunninghill complex. With comfortable proportions, an abundance of natural light, and seamless indoor-outdoor flow, this home offers a relaxed and elegant lifestyle ideal for families or professionals.

Step inside to discover a comfortable open-plan layout, where the living and dining areas flow effortlessly into a sun-soaked covered sunroom, ideal for entertaining or simply unwinding. The private, landscaped garden and sparkling pool create a tranquil outdoor oasis you'll love coming home to. The modern kitchen is both stylish and functional, featuring ample counter space and room for your appliances, making meal prep a breeze.

Accommodation comprises three well-sized bedrooms, each designed with comfort in mind. The serene main suite boasts a sleek en-suite bathroom and a Zen-like ambiance, creating a peaceful retreat. Two additional bedrooms are generously proportioned, with one featuring its own full, modern bathroom and opening directly onto the lush garden and pool. A second shared bathroom and a convenient guest cloakroom complete the home.

Additional highlights include a double automated garage with direct access to the home. Secure, complex, Fibre-ready, enjoy the best of city living with easy access to schools, shopping centers, transport routes, and local amenities.

This is your opportunity to invest in both comfort and lifestyle. Don't miss out—contact me today to arrange a private viewing or to submit your offer.

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.

