

# 23

Ivor Close  
*Woodlands Park*



## Mathabo Tswai

Non-Principal Property  
Practitioner  
Registered with PPRA

076 070 7624  
mathabo@lwp.co.za

# LWP

PROPERTIES

011 468 5900 [www.lwp.co.za](http://www.lwp.co.za)

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.

WEB REF: RL4933

ERF SIZE: 329m<sup>2</sup>

FLOOR SIZE: 329m<sup>2</sup>



3



2



2



## MODERN FAMILY RETREAT IN SECURE SUNNINGHILL — PERFECT FOR SUMMER LIVING.

### *R17,000 pm*

Welcome to this 3-bedroom, 2-bathroom family home perfectly positioned in the heart of vibrant Sunninghill, just minutes from Waterfall, Polofields Crossing, and major routes. Designed with comfort, style, and convenience in mind, this home is move-in ready and perfect for creating new memories.

Features you'll love:

Bright, open-plan living with sliding doors leading onto a sunny porch, pool deck, and private wrap-around garden, ideal for weekend braais or relaxing afternoons. A sleek modern kitchen with breakfast nook, pantry, and generous cupboard space, seamlessly connected to the dining and lounge area for effortless entertaining. A sparkling pool and low-maintenance garden, your ultimate summer setup.

A spacious study, perfect for remote work or a quiet retreat. Inverter for energy efficiency and peace of mind. Double garage for secure parking and extra storage. A safe, family-friendly complex with a dedicated children's play area, offering the best of community living with privacy and security.

This home seamlessly blends finishes with practical comforts, creating a private retreat that's perfect for family life, entertaining, and relaxation.

Deposit: R17,000

Occupation Date: 01 September 2024

Utilities: Sewage, Water and electricity billed separately

Application Process: Please note that a fee will be charged for pre-checks/ pre-approval.

Don't miss your chance to secure this summer-ready haven in one of Sunninghill's most sought-after complexes!

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.