



5 4 2



Welcome to a realm of refined luxury and timeless elegance!

Step into this breathtaking 5-bedroom, 4-bathroom sanctuary where every corner whispers tales of comfort and sophistication.

Your journey begins here, where dreams find their home and memories are waiting to be made. As you step through the grand entrance, you're greeted by a stunning double staircase in the foyer, a magnificent focal point that sets the tone for the rest of the residence.

Let the journey begin. Ascend the staircase to discover four meticulously crafted bedrooms, each offering unique charm and grace. The crown jewel of this level is the master suite. Experience a luxurious and tranquil sanctuary, complete with a regal ensuite with a private study for ultimate comfort.

As you explore further, you'll find that each of the remaining three bedrooms exudes comfort by sharing 2 full bathrooms

guests. I will leave it for you to come and view in person.

The living spaces flow effortlessly into the outdoor oasis, where a sparkling pool with a captivating water feature awaits.

Whether you're seeking relaxation or recreation, the pool area provides a tranquil retreat for sunny days and al fresco gatherings. Additionally, a charming boma area invites evenings spent under the stars, gathered around a crackling fire pit, perfect for cozy conversations and making memories.

The staff quarters, double automated garage, ample parking, and a borehole complete this excellent home.

Where is this superb home located you ask? In the prestigious Birdwood Estate, with a clubhouse, squash quarts, gym, swimming pool, tennis quarts, and picnic area you will be set for life.

Please contact me to schedule a viewing today.

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|---|-------------|---|------------|
| Monthly Bond Repayment | R42,132.00 | Bond Costs | R53,495.00 |
| Calculated over 20 years at 10.75% with no deposit. | | These calculations are only a guide. Please ask your conveyancer for exact calculations | |
| Transfer Costs | R300,174.00 | Monthly Rates | R1,200 |



INTERIOR

| | |
|--------------|-----|
| Bedrooms | 5 |
| Bathrooms | 4 |
| Kitchens | 1 |
| Recep. Rooms | 3 |
| Furnished | Yes |

EXTERIOR

| | |
|---------------------|-----|
| Carports / Parkings | 4 |
| Security | Yes |
| Dom. Accom. | 1 |
| Pool | Yes |
| Views | Yes |

SIZES

| | |
|------------|---------------------|
| Floor Size | 640m ² |
| Land Size | 1,063m ² |



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