



## Exceptional Double-Story Residence in Schoemansville, a masterpiece of modern luxury.

Welcome to an extraordinary residence in Schoemansville, where luxury and modern living converge in this stunning double-story home. Featuring 5 bedrooms, 3.5 bathrooms, and an array of high-end amenities, this property offers an unparalleled living experience that seamlessly blends elegance with functionality.

### Unmatched Security and Innovative Features

Your peace of mind is assured with a sophisticated alarm system and comprehensive CCTV surveillance covering the entire property. The home is further secured by a robust gate and well-placed lighting, ensuring safety and convenience. The residence is designed for ultimate convenience with automated systems accessible via your Smartphone.

Embrace sustainability with a state-of-the-art solar system under a contract lease, providing eco-friendly energy solutions. The property also includes a borehole and a 5000-liter 1000 water tank for a reliable water supply. Two solar geysers

The open-plan bar area, living room, and jacuzzi create a harmonious space for socializing and unwinding. The bar area is perfectly situated to serve both the living room and the pool area, making it ideal for hosting gatherings.

Ample cabinetry and storage space throughout the home ensure that all your needs are met. The open-plan kitchen, complete with a perfectly positioned side-round dining table, enhances both functionality and style. The entertainment area features a charming wood fireplace, adding warmth and ambiance. Beneath the stairs, a sophisticated wine cellar provides a perfect setting for storing and showcasing your collection.

The opulent main bedroom is a private retreat with a spacious layout and a luxurious en-suite bathroom. Pamper yourself in the spa bath, enjoy the double vanities, and refresh in the double shower. Step out onto the private balcony to take in panoramic views and tranquil surroundings.

<b>Monthly Bond Repayment</b>	R45,634.54	<b>Bond Costs</b>	R57,265.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R342,459.00	<b>Monthly Rates</b>	R1,600





## INTERIOR

Bedrooms	5
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Furnished	Yes

## EXTERIOR

Carports / Parkings	6
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

## SIZES

Floor Size	790m <sup>2</sup>
Land Size	1,487m <sup>2</sup>



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