



## Endless possibilities in the heart of Constantia Upper

Set on the doorstep of the iconic Groot Constantia Wine Estate, this north-facing property presents a rare and exciting opportunity to secure a home in one of Constantia Upper's most desirable pockets. Positioned on a generous 2,247m<sup>2</sup> erf, the home enjoys exceptional peace and privacy while offering an enviable lifestyle within walking distance of wine farms, coffee shops, and acclaimed local restaurants.

The home offers four bedrooms and three full bathrooms, supported by two separate studies or home offices, ideal for today's flexible living requirements. A double garage, additional off-street parking for four vehicles, and a storeroom add to the home's practical appeal.

The living areas are warm, welcoming, and filled with natural light. The main lounge, dining room, and dedicated entertainment room are each fitted with fireplaces, creating inviting spaces for year-round enjoyment. Two built-in braai areas with stacking doors open onto the garden and sparkling swimming pool, allowing for seamless indoor-outdoor living and easy

 4  3  6

Lounge	2
Pool	Yes
Pets	Yes
Building Size	375m <sup>2</sup>
Land Size	2,247m <sup>2</sup>
Rates	R5,700



Scan to view  
PPRA Reg.



**Francois Venter**

083 735 1830

021 794 5252

francois.venter@seeff.com