

**R9,500,000**

**3 BEDROOM HOUSE FOR SALE IN STONEYBROOKE ESTATE**



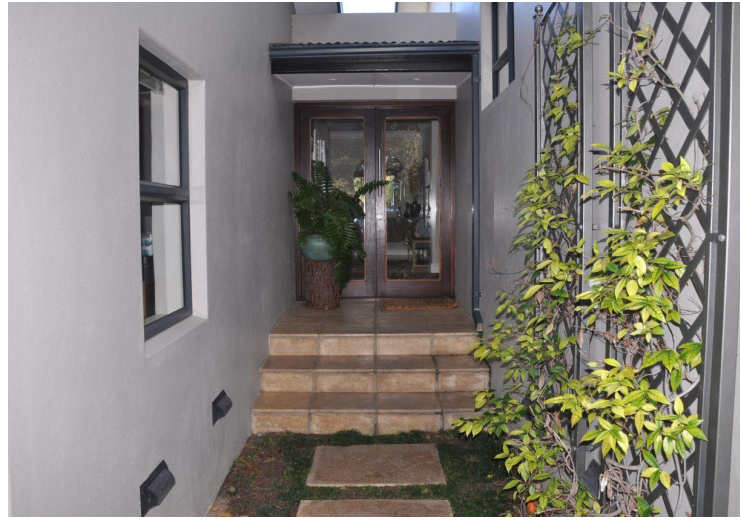
WEB REF: RL2623



## 3 BEDROOM HOUSE FOR SALE IN STONEYBROOKE ESTATE

The first of its kind in this peaceful setting with spectacular mountain views and a rural ambience. Sunny and warm with a north-westerly orientation. A large wrap around, under cover patio, exposed beams and the most beautiful, eat in country kitchen. Absolutely no work to be done. Country living at its best! Peace and tranquility surround this private family home with magnificent mountain views and a very beautiful established garden. Direct access from the larger than average garage or through the very pretty front door. The open plan living & dining room has views galore with exposed beams and a beautiful stone clad chimney surrounding a wood burning oven. All three bedrooms as well as the living room have aluminum sliding doors that open onto a large undercover patio and magnificent garden, pool/pond and mountain beyond. Beautiful large country kitchen & scullery with all the bells and whistles as well as a lovely, private drying yard. 2 x full bathrooms Guest cloakroom Separate study/sunroom

**FEATURES:** Waterwise, landscaped garden Apple Trees Large glass feature window for views and light Exposed wood beam and high ceiling 125sqm undercover patio with foundations if you want to expand Electricity, pre-paid meter Invertor and battery power Pool with decking State of the art. manned security with heat sensors and off-site monitoring (omnivision) Boutique



## FEATURES



## INTERIOR

Bedrooms	3
Bathrooms	2
Kitchens	1
Studies	1

## SIZES

Floor Size	+ - 220m <sup>2</sup>
Land Size	+ - 2,220m <sup>2</sup>

## EXTERIOR

Garages	2
Security	Yes
Pool	Yes
Views	

## FINANCIAL

Rates	R3,500
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