



R2,599,999

Boskruin

Features

Property Type	Cluster
Bedrooms	4
Bathrooms	2
Lounge	3
Dining Room	1
Garage	2
Carports	2
Staff accommodation	Yes
Rates	R1,048 p.m.

Web Ref: GER412



UP MARKET 4 BEDROOM FREE STANDING CLUSTER.

This home combines luxurious living with classic design, offering a seamless flow from interior to exterior. This home is situated in a peaceful part of this upmarket complex. The complex consists of 19 units.

The house has high-quality finishes and has been newly painted and all the cornices have been replaced. LED light bulbs are installed in all rooms of the house. High-quality blinds are installed on every window.

ACCOMMODATION

* This double storey home offers 4 bedrooms and upmarket staff accommodation which can be utilized as a teenager pad.

* As you enter the home the open-plan living area opens to a sunny lounge and dining area.

* The tiled kitchen has top quality high gloss white cupboards to the ceiling, finished off with quartz counter tops. The culinary section includes a 5 plate gas stove, cookerhood and Whirlpool Touch electric oven. There is space for a double door fridge. There is an additional tap for the ice maker for the fridge. The kitchen has a double sink which is scratch and stain resistant.

* A guest cloakroom is conveniently situated in the downstairs section.

* The left wing has a linen cupboard and 2 spacious bedrooms with built in cupboards. This section has a modern full bathroom with bath and a shower, tiled to the ceiling. A sitting room area is conveniently placed in this area.

* The main lounge area leads to the patio with a wood burning braai. The patio has a sunscreen blind and security gates.

* The upstairs section, which has grey ceramic tiles, features a study or small bedroom with a patio.

* The well proportioned master bedroom suite features a large main bedroom with full bathroom including large bath and hand shower. There is ample cupboard space.

* Through a separate entrance there is a teenager pad or staff accommodation that can accommodate a double bed. It has a toilet, shower and wash basin, and cupboard space.

* The neat garden well-established wrap around garden has an abundance of roses and shrubs. There is a thatched lapa and a solar heated pool with a salt chlorinator. The garden has a Rainbird irrigation system. The garden lights create a beautiful ambience at night time.

* The double Automatic garage is tiled and has space for 2 appliances and generous cupboard space which can also be used as a utility room. There are granite tops on all the surfaces. The garage motor has a battery back up for load shedding. There is a security gate directly into the house.

* There is a gardening service that comes once a week and forms part of the levy.

* The satellite dish provides access upstairs and downstairs.

* There is camera security which can link to the TV and cell phone as well as an internal security company and it is a very safe complex.

* Fibre is available in the complex.

* Pet friendly complex

* This property is ideal if you are searching for security, peace and tranquility.

* Building size 228 m2
* Insurance R 50 / month
* CSOS R 33 / month



Sean Bouchier
Agent

0625194094 / sean@gaylin.co.za



Gaylin Estate Agents
341 Beyers Naude Drive

011 268 8000