

# Brandwacht Aan Rivier



For the discerning buyer.



**R 8 800 000**

**Web Ref: 10815**

Family home with top of the range finishes.

Spaciousness, natural light, beautiful mountain views and top of the range finishes, are key factors to this immaculate family home in the popular security estate, Brandwacht aan Rivier.

The open plan lounge, with a closed combustion fireplace, dining room, braai room, with built in braai and pizza oven and well equipped kitchen, open up to a spacious garden and swimming pool, with a heat pump.

The separate scullery/laundry, little pantry, as well as staff quarters, are convenient for family living.

All 4 bedrooms are situated on the upper level – each with air conditioner and lots of built in cupboards.

The 3 bathrooms (2 en-suite) are full bathrooms – both with bath and shower. A big bonus to the upper level, is the separate study/5th bedroom and the comfortable pajama lounge.

Engineered wood flooring, throughout the house, American shutters and roller blinds add to the ambience of this luxurious property.

An inverter, borehole and water tanks add value to the property.

The water from the borehole serves the total household and the garden.

An automatic irrigation system and the double garage complete the picture.

## Features:

Pool, Fireplace, Blinds, Bore Hole, Balcony, Double Storey, Paved Washing Line Area, Fence, Architect's Design, Irrigation: Auto, Water Tanks, Pizza Oven, Air Conditioner x 5, Double Glazed Windows, Floors: Wood, Shutters, Pool: Heated

## Rooms:

Jané van der Merwe

Telephone:

021 887 4740

Mobile:

082 331 1664

Whats App:

082 331 1664



4 Bedrooms

2 Garages

Lounge

Study

Indoor Braai Room

Pantry

Guest Toilet

3 Bathrooms

Entrance Hall

TV Room

Store Room

Kitchen

Scullery

Staff Quarters

### Property Details:

Floor Size: ± 390 m<sup>2</sup>

Plot Size: ± 450 m<sup>2</sup>

Levy: R 1 974

Rates and Taxes: R 3 534