





# R 24 500 000

An architectural lifestyle home designed by Johann Slee and set behind the secure Fourth Road Enclosure, epitomises an outstanding synergy between city living and the peace and tranquility of magical parkland gardens

## Downstairs:

- Double volume entrance hall with atrium
- Formal lounge and dining room with fireplaces
- Large covered terrace with outdoor TV, built-in gas braai, ice machine and fridge
- Gourmet eat-in kitchen opens onto a herb garden and has granite tops, Smeg 5-plate gas hob, electric oven and an extractor fan and TV
- Separate scullery with pantry
- Separate laundry
- Large family or TV room with 52-inch TV
- Fully functioning gym onto garden
- Guest cloakroom
- Guest suite: with underfloor heating, a gas fireplace plus a full en-suite bathroom with a double vanity, separate toilet and bidet
- Basement entertainment centre: with 72-inch TV, bar with bar stools, 2 built-in bar fridges and ice machine, a full sized billiard table and a specialised wine tasting area and three large temperature-controlled wine coolers

## Upstairs:

- Magnificent master suite with: gas fireplace and underfloor heating, a spacious walk-in dressing room, beautiful views of garden. The en-suite bathroom has both an indoor and outdoor shower, double vanity and separate toilet and bidet

- 2nd Bedroom: has underfloor heating, a walk-in closet plus an en-suite bathroom with a bath and shower, plus vanity
- 3rd Bedroom: has underfloor heating, a walk-in closet and an en-suite bathroom with skylights, a vanity and shower
- Upstairs has three work stations, a linen cupboard and a server room

## Additional features:

Outdoor conservatory-style art studio  
Magnificent designer garden  
Borehole with water tank  
2 Irrigation systems  
Solar heated salt chlorinated pool with an electric cover  
Integrated sound system throughout  
3 Geysers in main house  
Generator which runs the entire house  
**Security:** Electric fence, beams, 7 CCTV cameras and intercom system

**Exterior:** Triple garage plus staff accommodation with 2 en-suite bedrooms and a kitchenette

## Specifications:

Stand size: ± 2853sqm  
Rates & taxes: ± R12 300 per month

**Web Ref:** 1334700  
**E&OE**

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