

Penthouse

# Spacious Luxurious 4 Bedroom Cluster House For Sale In Atholl

, , 2196,

SALES PRICE

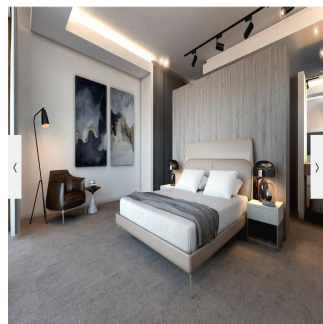
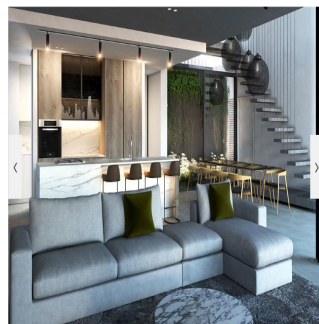
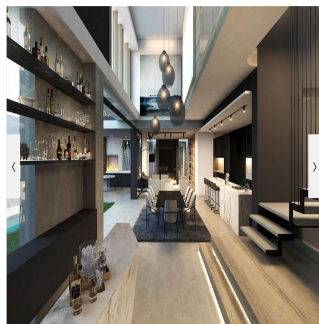
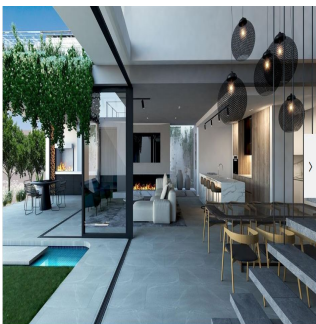
**USD 513706.00**

- 436 qm
- 8 rooms
- 4 bedrooms
- 4 bathrooms
- 4 floors
- 4 qm land area
- 4 car spaces



**Ephraim Zaslansky**  
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## THE WAHLBERG

A rare opportunity in the city, a perfectly positioned, select, freehold residential cluster development

Type D 5 Units Available

Unit/Stand 8; 9; 11 (Click on floorplan for site location)

Stand Size 425sqm Unit 8; 9; 10; 430sqm Unit 11 471sqm Unit 7

Under Roof 436sqm (Click on floorplan for details and layout)

Estimated Levy R6 667 p/m

Estimated Rates & Taxes R5 806 p/m

Ground Floor

Open plan:

\*Lounge

\*Dining

\*Bar

\*Kitchen with centre Island, breakfast nook

Guest bedroom with bathroom en-suite

Undercover entertainment area

Guest toilet

Pool with decking

Double garage

Off-street parking

First Floor

3 Bedrooms

3 Bathrooms all en-suite

Built-in cupboards

Pyjama lounge

Open balcony off the main bedroom with decking, 2nd open balcony of bedroom 2; Juliet balcony off bedroom 3

## INTERIOR

- Imported Miele appliances
- Modern stone worktops
- Feature bathroom tiles
- Imported Meir tapware and Duravit bathroom fittings
- Freestanding baths
- Bespoke kitchen and bedroom joinery
- Excellent quality soft-close runners and hinges throughout
- 2.4m high doors with imported handles
- Bulkhead ceilings with recessed mood lighting
- Fibre connectivity

Additionally, a multitude of optional extras allows for complete customisation of your home, tailored to your needs. Download optional items and extras for range & costs.

## EXTERIOR

- CCTV security camera perimeter system
- 3.2m high perimeter walls with electric fencing
- Access-controlled security gates
- Secured guardhouse
- Part of the South @ 6th Residents Association with a security-controlled road enclosure, including security boom, guardhouse and round-the-clock security vehicle patrols
- Ample internal parking space
- 300m2 private park for exclusive residential use

With a focus on space, privacy and contemporary styling, The Wahlberg is modern city living at its finest, all within a double access-controlled road enclosure for top-of-the-range security and complete peace of mind. The Wahlberg encompasses 23 exceptional freestanding homes with spacious 3, 4 and 5-bedroom layouts, each in close, convenient proximity to Melrose Arch and the M1 highway. A prized location, unparalleled architectural design, and rigorous, state-of-the-art security.

The Wahlberg's landscaping complements its architectural design, creating a cohesive look throughout that extends to its wide verges and pavements. Lush gardens and pathways alongside the roads allow for walking and biking by residents, while discreet internal walls and screens provide a welcome sense of privacy at the street entrance for each home. Adding to its serene, park-like setting, a spacious 300m2 central garden area with expertly landscaped grounds gives the families of The Wahlberg a much-needed space to play, relax and unwind in a completely protected and picturesque environment.

Graceful, luxurious and practical - everything you've ever imagined for your dream home.

Available From: 30.11.2023

Floor: 4    Floors: 4    Year Built: 2017    Car Spaces: 4    Year Of Construction: 2017    Type: Office



### Amenities

ID                                      Property ID                                      Reception Area                                      Study Room

### Outdoor Amenities

24 Hour Security                                      Garage                                      Swimming Pool