

Attico

# The Classic Collection 4 Bedroom House For Sale In Atholl

, , 2196,

PREZZO DI VENDITA

**USD 410154.00**

367 qm 8 camere 4 camere da letto 4 bagni

4 pavimenti 4 qm Superficie del terreno 4 posti auto



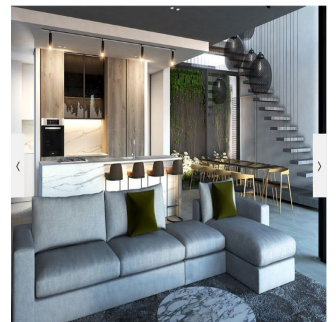
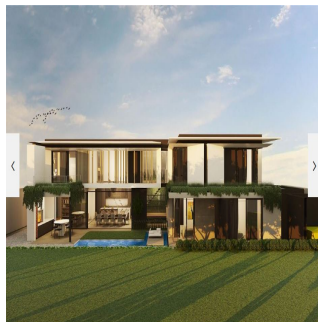
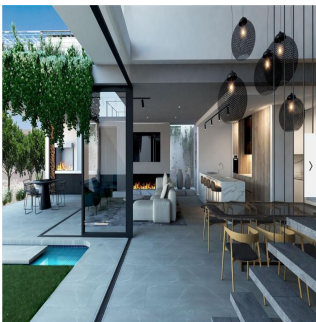
**Ephraim Zaslansky**

Firzt Realty

Johannesburg, South Africa - Ora locale



27 11 731 0300



PRICE: \$410 145 Inclusive of Transfer Duties

THE WAHLBERG - THE CLASSIC RANGE

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

Type C 7 Units Available

Unit/Stand 4; 5; 6; 12; 13; 14; 15 (Click on Site Plan for Location)

Stand Size 350sqm Unit 12; 13; 14; 15 353sqm Unit 4; 5 400sqm Unit 6

Under Roof 367sqm (Click on Floorplan for details and layout)

Estimated Levy R6 667 p/m

Estimated Rates & Taxes R4 719 p/m

Ground Floor

Open plan:

Lounge

Dining

Kitchen with centre Island, breakfast nook

Guest bedroom with bathroom en suite

Undercover entertainment area with built-in Braai

Guest toilet

Pool with decking

Double garage

Off-street parking

First Floor

3 Bedrooms

3 Bathrooms all en-suite

Built-in cupboards

Study

Open terrace off the main bedroom with decking, 2nd open terrace of bedroom 2

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

The Wahlberg offers modern city living at its finest, with a focus on space, privacy, and contemporary styling, all within a double access-controlled road perimeter for top-of-the-line protection and total peace of mind. The Wahlberg consists of 23 excellent freestanding homes with huge 3, 4, and 5-bedroom layouts, all close to Melrose Arch and the M1 freeway. A valued location, unrivaled architectural design, and stringent, cutting-edge security.

The landscaping compliments the architectural design of the Wahlberg, producing a unified look that extends to the wide verges and pavements.

Residents may walk and bike along lush gardens and pathways beside the roads, while modest internal barriers and screens create a welcome sense of privacy at each street entrance. A huge 300m2 central garden area with professionally maintained grounds adds to its tranquil, park-like setting, providing The Wahlbergs' families with much-needed space to play, relax, and unwind in a perfectly secured and scenic surroundings.

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

Disponibile Presso: 29.11.2023

Piano: 4   Pavimenti: 4   Anno Di Costruzione: 2017  
Posti Auto: 4

Anno Di Costruzione: 2017

Tipo: Ufficio



### Amenita

ID	ID Immobili	Area Ricezione	Sala studio
----	-------------	----------------	-------------

### Servizi All'aperto

Sicurezza 24 ore su 24	Garage	Piscina
------------------------	--------	---------