

Attico

# The Lincoln Development 4 Bedroom House For Sale In Birdhaven

Wrenrose Avenue, 4, 2196,

PREZZO DI VENDITA

**USD 474607.00**

360 qm    8 camere    4 camere da letto 4 bagni

4 pavimenti    4 qm Superficie del terreno    4 posti auto



**Ephraim Zaslansky**  
Firzt Realty  
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3 Cluster Bespoke Green Developments in the heart of Birdhaven.  
Inclusive of Solar inverter system & Borehole water filtration System  
Stand size of 971sqm

Underroof coverage from 360sqm upwards

Exquisitely designed, Modern, Open-plan, Double Volume

Creating an abundance of natural light throughout the home

Family Living in a Secure Environment at Its Very Best

Changes to the design permitted to ensure you get exactly what you want

Main Area:

Double volume entrance

Open Plan:

Kitchen

Dining room

Family/TV Room

Formal Lounge

Study / Guest 5th Bedroom

Guest Bathroom

Enclosed entertainment area with stacker doors and built-in braai

Options:

Pool with wooden decking

Pizza oven

Boma Firepit

Double garage

Off street parking

Upper Level:

3 Bedrooms en-suite

Built-in cupboards, main with walk-in dressing room

Pyjama Lounge

Study

Staff Accommodation is linked to the upper level via a double door for a 4th bedroom en-suite. Also, it has its own separate staircase with a private entrance for staff.

Option: wood decking for the balcony above the entertainment area.

Lower-Level Option

Cinema room and / or a wine cellar

Features:

Alarm system with internal & external beams

Electric Fence for the complex

CCTV x 3 with Off-site monitoring by CAP

Bosch Appliances

Showroom on Site for a comprehensive selection of finishes and colour schemes:

Optional Extras:

Air conditioning

Underfloor heating

Double glazing

Flueless gas fireplaces

Gas braai

Home automation

Borehole water irrigation system

Extra cupboards and shelving

Extra integrated appliances

Many more options:

See our optional extras under downloads for a more comprehensive offering.

Disponibile Presso: 30.11.2023

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

Anno Di Costruzione: 2017

Tipo: Ufficio



### Amenita

ID	ID Immobili	Aria condizionata	Sistema di allarme
Balcone	Bar	Cctv	Insulare
Area Ricezione			

### Servizi All'aperto

Sicurezza 24 ore su 24	Balcone	Posto auto coperto	Garage
Piscina			