

Pentkhaus

# Classic 3 Bedroom House For Sale In Atholl

, , 2196,

TSINA PRODAZHU

**USD 373080.00**

🏠 333 qm

🏡 6 kimnaty

🛏️ 3 spal'ni

🕒 3 vanni kimnaty

🏠 3 poverhy

📐 3 qm zemel'na ploshcha

🚗 3 avtomobil'ni mistsy



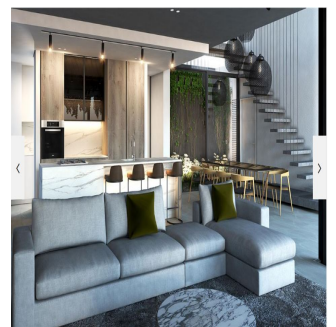
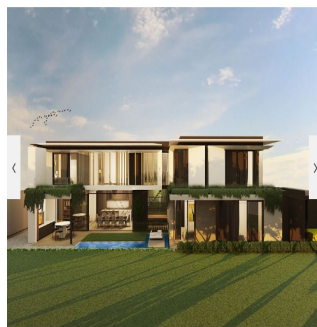
**Ephraim Zaslansky**

Firzt Realty

Johannesburg, South Africa - Mistsevy Chas



27 11 731 0300



## THE WAHLBERG - THE CLASSIC RANGE

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

Type B 5 Units available

Unit/Stand 4; 5; 6; (Click on Site Plan for Location)

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

Under Roof 333sqm (Click on Floorplan for details and layout)

Estimated Levy R6 667 p/m

Estimated Rates & Taxes R4 365 p/m

Ground Floor:

Open plan:

Lounge

Dining

Kitchen with centre island, breakfast nook.

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

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
- 300m<sup>2</sup> private park for exclusive residential use

With a focus on space, privacy and contemporary styling, The Wahlberg is a 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 300m<sup>2</sup> 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.

Dostupnyy Z: 29.11.2023

Poverkh: 4 Poverkhy: 4 Rik Pobudovy: 2017 Avtomobil?Ni Rik Pobudovy: 2017 Typ: Ofis  
Mistsya: 4



### Zruchnosti

ID	ID majna	Pryymal?na Zona	Kabinet
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### Zruchnosti Na Vidkrytomu Povitri

Tsilodobova Okhorona	Harazh	Baseyn
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