

2bedroomtownhouse (1875000 R)



Location **Gauteng, Johannesburg**
<https://www.freeadsz.co.za/x-142324-z>

ONLY FOR THE DISCERNED

CRAIGAVON, FOURWAYS RIVER VIEW

Stunning 3 bedroom townhouse with 2 bathrooms and a separate guest toilet in River View, Pine Avenue, CRAIGAVON

This unit is the only one with so many additional features in the entire complex of 33 units – the owner has spent over R 500 000 on all the extras, upgrades and immaculate finishes.

This beautiful modern lock up and go townhouse boasts a manicured landscaped 30m2 garden with astro turf, water feature and timed irrigation.

Single carport plus a fully tiled extra-large single garage boasting built in cupboards, walled shelving and plumbing for your built in washing machine and tumble drier.

Ground Floor:

Even the kitchen has a chandelier – linking old with new - ceiling height subway tiles, stunning modern finishes - granite tops, senso acrylic imported cupboards and the most amazing & high end kitchen. The lounge has a wooden floor, a 90cm wide electric fireplace with a 40 inch flat screen TV, etc and a large built in bookshelf. The complex is a lock and go townhouse with the extra touches.

The lounge has a large window from the top of the wall to the bottom of the wall, a spacious dining area with a built in dining table and chairs, a built in fridge / built in TV and lots of cupboards, built in gas braai as well as a designer guest toilet. The dining / entertainment area flows out onto the beautifully manicured garden. All these rooms are fully separated (or not) with glass sliding doors for your choice as to whether you choose to separate the flow.

The staircase in itself is a piece of art – this has been crafted and designed from steel (painted black to sit the kitchen) and the steps – cut from white ceasar stone (with silver speckles) seem to be suspended and float on the steel – the balustrade is stainless steel with wire strands and this has been



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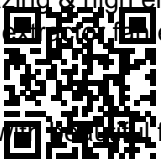
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beautifully finished to maximise the space and leave a light open look to the unit.

First Floor:

Beautiful imported wooden floors throughout (excepting fully tiled bathrooms) with pressed ceilings in the passages. The upstairs offers 3 well sized bedrooms and 2 bathrooms. The 2 guest bedrooms share a full bath as well as a shower. One guest bedroom has a "secret study" built into the cupboards. The main bedroom boasts its own en-suite with his/hers showers, his/hers basins with ceasar stone tops, bevelled mirrors and much more. Double volume built in wall to wall cupboards with built in TV cabinet and floating bedside tables.

Five star all the way - nothing has been missed in this townhouse " top of the range alarm system, beams, security lights, cameras, clear view burglar bars, metal plug covers and light switches, heaters in bathrooms, 6mm rubber matting on carport (to cut out sound of rain), extra thick Aerolite insulation in the ceilings, DSTV and extra view piped to lounge, bar and 2 bedrooms, extra plugs throughout house, attention to every detail.

Each bedroom leading onto the balconies have sliding doors (sand blasted), with awnings installed above each.

Both "guest toilets" are fitted with toilet friends.

The bedrooms, including the lounge are also air conditioned. All windows have been vinyl protected with the sand blast effect (for maximum privacy, glass and furniture discolouration protection) and the front facing ground floor windows and front door are protected with the most unique mosaic finish.

Individual water and electrical meters (pay as you go) - Levies include 12 hour night security guard, 5 day a week complex gardener, own garden serviced once a week, daily refuse collection (weekdays),

It does not get more modern, with quality finishes, than this.

176 m2

Rates and Taxes R 450

Levies R 1