

House Description and Features : Unit 1 – 8 on Talbragar, Craighall

5 bedroomed centrally located house in a securely boomed off cul-de sac in Craighall just minutes from Hyde Park and Sandton.

Design is both classical and modern, understated and elegant. Excellent finishes with green initiatives throughout in complex of 4 houses.

Stand size: 802 m²; House Size: 449 m²

Rates ~ R 3000/ month; Road Closure / Security Levy ~ R 850 / month ;

Refuse/Pick it Up ~ R450/ mth; Prepaid Electricity ~ R2500 /mth

Downstairs

Double volume entrance with floating staircase, open plan lounge, dining room and kitchen with large entertainment areas and enclosed patio/ full height sliding doors connecting to feature pool. Double sided Infinity wood burning fireplace for downstairs living area

Social kitchen overlooking the reception rooms with Caesarstone counter tops, AEG oven, gas hob and extractor, integrated fridge and freezer, scullery/laundry

Guest cloakroom downstairs with Caesarstone tops. En-suite bedroom/ bathroom opening to the garden

Upstairs

Large pyjama lounge with 2 double bedroom suites with luxury bathrooms

Main bedroom – large sized, north facing with Balgotex carpets, exposed trusses, en-suite bathroom and dressing room with generous built in cupboards; Block out blind behind bath

Flatlet /staff accommodation – good sized bedroom and lounge area/ kitchenette with luxury bathroom

Security

Enclosed / boomed off cul-de -sac. Fully walled and electrified perimeter fencing, CCTV alarm system, roller shutter door at top of stairs to first floor

Added Features

Low E glass, aluminium windows and door frames, black framed showers and wine cellar,

Underfloor heating in upstairs bathrooms, plantation shutters

PJ lounge window and x2 east-facing staff/flatlet windows

Landscaped and irrigated garden, pool pump, back up water tank (2000lt), garaging for 2 cars and open parking for up to 3 visitor cars. Storage room under staircase to staff/flatlet