

# 4 bedroom house for sale in Constantia Upper



**R34,210,000**  
plus VAT thereon



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Situated on the inner edge of the Estate, with extensive grounds, this home has both tranquility and a sense of seclusion. Entrance is through a quiet, natural courtyard, with an overhead entrance canopy. Emerging out of the entrance, a resident sees straight through the open plan dining/lounge area, over the covered patio and pool and into the extensive garden and beyond, enjoying rolling lawns surrounded by mature trees. The open plan kitchen, dining and lounge area, flow onto a covered patio on the one side and onto a private kitchen courtyard on the other side. The family room is somewhat secluded, and has its own braai patio, with a well sized natural walled courtyard, well protected from the sun in summer. At the centre of the house, a large double volume space is traversed by a bridge and overlooked by the family lounge and study. Expansive double volume windows allow in light and views. A roomy kitchen flows off the double volume area and is both light and airy, while remaining ultimately functional.



Erf Size: 2107 m2

## Features

4 bedrooms (4 en suite) / 4 bathrooms / 3 reception rooms / 2 garages / 2 parking bays / garden / swimming pool / alarm / entrance hall / family/tv room / living room / guest cloakroom / scullery / balcony / built-in cupboards / shower / wood kitchen / fridge / automatic gates / undercover patio / landscaped / irrigation / pool cover / cctv cameras / electric fence / intercom

## Parkings:

Secure Parking: 2 | Parking Bays: 2

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**PAM GOLDING**  
PROPERTIES

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