



ADRIENNE  
**HERSCH**  
PROPERTIES  
ONLY REALTY

R19,849,999

Freehold For Sale in Atholl



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BEDS | 6      BATHS | 4  
GARAGES | 4

**Land Size** 2122m<sup>2</sup>

**Floor Size** 1200m<sup>2</sup>

**Pool** Yes

**Balcony** None

**Rates** R6500.00 / month

**Levy** -

Considering offers from R18 000 000

Welcome to this magnificent home in the very sought after area of Atholl,

As you enter you are welcomed by a large and beautiful reception room that opens out onto the garden with a patio. This connects to a large family room that also leads outside. There is also a second family room as well as a huge separate dining room. Chefs kitchen, completed with beautiful marble counter tops, gas stove and oven, a pantry and a scullery area with space to eat and clean up. There is also bedroom downstairs with a bathroom thats equipped with a shower and toilet.

Through the reception room you can enter out on a patio that over looks the massive garden. Garden has a braai and Jacuzzi area, making it perfect for entertaining. The pool is tucked away nicely in the perfect place, to help soak up that sun.

Making your way upstairs we are greeted by 5 bedrooms, 3 Bathrooms and a play room. The main bedroom is massive with access to a balcony. It has its own private office room, huge full ensuite bathroom, with a walk in closet, fit for royalty! The second bedroom can be utilised as an office space or an extra bedroom. Bedrooms 3 and 4 are well sized and completed with carprted flooring and a walk in closet. Bedroom 5 also has a walk in cupboard with the added benefit of an ensuite bathroom.

Guest full toilet upstairs to be shared between the rooms and to complete the upstairs there is a massive play room with lovely views and access to a its own balcony.

There is a cottage in the garden that is complete with a modern Bedroom and ensuite full bathroom, lounge, dining room and just downstairs from this is a full cinema for extra entertainment.