

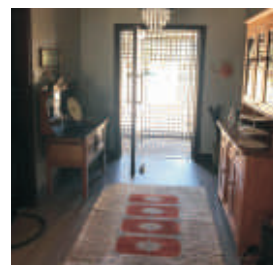
Sable Hills Waterfront Estate residence on 1606 square metre stand priced at R6 million

Double-storey situated in a green belt on the banks of Roodeplaat Dam offers the following:

- Open-plan lounge with aircon and gas fireplace, dining room and kitchen with a country feel fitted with Smeg gas stove and granite counter tops. Both the dining area and lounge have stack/folding doors opening onto 2 verandahs, one fitted with a built-in braai, and offer spectacular views of the dam and garden. Separate large scullery-cum-laundry with pantry that can double as a store room.
- 3 garages with a door opening into the foyer
- Main bedroom with large, spacious en suite bathroom featuring 2 basins/ family size bath/ large shower with built-in bench/ toilet.
- Bedroom for kids or for use by guests with en suite bathroom featuring 1 basin, bath, shower and toilet.
- Guest toilet with basin
- Outside bathroom with shower, basin and toilet.
- A flight of stairs to a landing that can be used as an activity room or study with a large window granting a view of the surrounds and wildlife which the estate is known for. A balcony grants immaculate views of the dam and green belt.
- A large bedroom with en suite bathroom is privately located from the rest of the house.
- The large garden, bordered by the surrounding green belt and fitted with an irrigation system as well as a 5 000-litre tank for saving rain water, is ideal for kids to explore and enjoy watching the wildlife and variety of bird species. A greenhouse provides fresh vegetables throughout the year.
- A heat pump, serving as preferred renewable energy water heating solution, ensures warm showers in winter.
- Private primary and high schools are situated next to the main gate and kids can reach school by walking, cycling or making use of a golf cart.
- Various hiking trails in the estate deliver one into nature for watching a variety of antelopes, being zebras, warthogs, giraffe, impalas, kudu's and red hartebeest.
- Residents have access to the swimming pool, kiddies pool and play area located at the on-site restaurant, a gym, tennis/squash courts and guest house suitable for large parties of visitors needing to stay over.
- Security in Sable Hills should definitely be one of the reasons when considering settling in the estate.

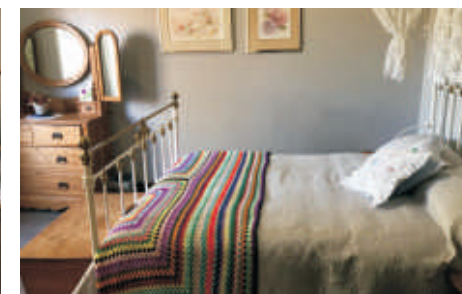
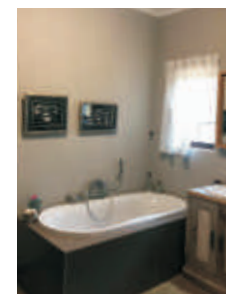


Spacious lounge and diningroom



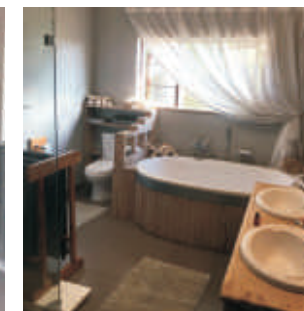
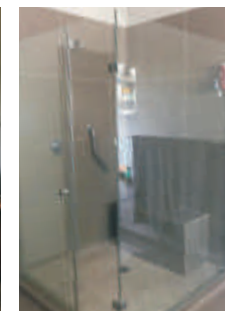
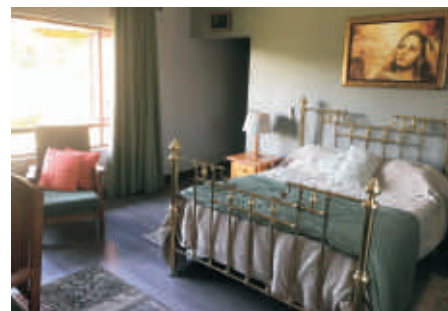
Entrance hall

Scullery and kitchen



Guest Toilet

Second bedroom downstairs and bathroom



Main bedroom and en suite bathroom