



This is arguably the most spectacular site on the Estate because of the most amazing 360 degree views for miles around. It has been complimented by a particularly well designed and constructed double storey three bedroom home. The rooms are all very spacious. There is an additional sunroom and the finishes and features are of the best quality. It has a face brick and stone finish.

Three Bedroom Home With Stunning Views of Dullstroom Country Estate

The outstanding features of the home include high quality finishes, spacious rooms and amazing views from most of the rooms. It has wooden door frames and large sash-type windows throughout. There is under floor heating throughout except for the sunroom and kitchen/scullery.

Ground Floor:

Covered porch at the double wooden entrance doors;

The living area is under tile and has down lighters;

The open plan lounge, dining and kitchen area with a morso fireplace and double doors out to the veranda. There is a nook for wood storage and a feature stone wall;

Kitchen has an island with a prep sink and drawers. 6 plate gas AEG stove with extractor fan and electric oven, with attractive slate wall tiles;

Cherry wood cupboards including spice rack, pot drawers, tray cupboards and a built in microwave. Space for a double door fridge, freezer;

Scullery with double sink, plumbing for dishwasher and washing machine. Ceiling to floor cupboards and back door;

Double doors from the dining to the sunroom which has huge windows maximizing the views and the benefit of the sun;

The second bedroom is spacious, has a morso fireplace and is en suite with shower only, double vanity on Caesar stone tops and a heated towel rail. The bedroom is carpeted, has built in cupboards and has lovely views through the two large windows;

The third bedroom is very similar but is larger, has the morso fireplace and has a door onto the veranda and the bathroom has a ball and claw bath, shower, double vanity and heated towel rail;

Storeroom under the stairs.

First Floor:

The first floor is entirely taken up with the main bedroom suite. The bedroom area has the magnificent views! It has a morso fireplace, downlighters and double doors onto a very small balcony;

The bathroom is very spacious with a skylight, a ball and claw bath, shower, double vanity and a separate toilet;

There are ample cupboards;

An office area with fitted dark wood desk and shelving.

EXTRAS:

Double carport;

2 x Solar geysers with an electrical backup;

Solar panels with an inverter that automatically kicks in, in the event of a power failure and can support a few of the lights and plugs;

The sale excludes a few fixed items in the house, but the fixtures will be replaced;

Water supply from the Estate is pumped up to a Jojo tank and also has a pressure pump in the system to the house;

There is an alarm system but is seldom used;

A manned gatehouse at the entrance offers 24 hour security;

A cleaning service is managed by the Estate manager and is brought in as often as is required;

The estate is game fenced;

The monthly levy is approximately R2230 per month;

The estate is in the process of incorporating Green and plans to use gas and Solar to a greater extent;

Some of the internal roads will be surfaced with 2-track concrete roads;

As it is primarily a Nature Reserve, lawns and non-indigenous plants are not allowed;

No pets, motorbikes or boats are allowed.

Dullstroom Country Estate – Unit 12

Features include:

- Three spacious bedrooms
- The main en suite comprise the entire first floor
- Open plan lounge, dining and kitchen area with doors onto the veranda
- Sunroom with large windows
- Quality finishes throughout, including four Morso fireplaces
- Double carport
- Solar panels and an inverter as a backup for power outages

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