

# Hamptons

INTERNATIONAL



**South Africa, North West, Xanadu Eco Residential Estate, Xanadu Boulevard, 193**

5  4  3 

**£250,000**

**(R 5,400,000)**

## Property details

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### Key features

- 24 Hour Access
- Alarm System
- Balcony
- Built in Wardrobes
- Driveway
- Electric Garage
- Estate
- Fireplace
- Guest Toilet
- Irrigation System

### Attributes

Swimming pool

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## Description

A True Gem in Xanadu Nature Estate Discover the perfect blend of luxury, space, and natural beauty in this stunning multi-level home, ideally positioned in the heart of Xanadu Nature Estate. Set on a 1277m<sup>2</sup> stand, this 580m<sup>2</sup> residence is thoughtfully designed for modern family living and effortless entertaining—all within a secure estate where wildlife roams freely and breathtaking views are part of your everyday experience.

**Property Features** 5 Bedrooms 4 Bathrooms Guest Toilet Private en-suite guest bedroom on the ground floor with its own lounge area—ideal for visitors, teenagers, or extended family. **Three Levels of Functional Space:** **Ground Floor:** Guest suite, spacious office, and additional storage room. **First Floor:** The heart of the home—open-plan living and dining areas with a gas fireplace, a well-equipped kitchen, and a luxurious master suite with balcony access. **Second Floor:** Three additional bedrooms, two of which are en-suite, all featuring air-conditioning for year-round comfort. **Kitchen & Living Areas** Expansive open-plan kitchen and living spaces seamlessly flow onto balconies and entertainment areas—ideal for both family moments and hosting guests. **Energy-Efficient Living** Powerful 12kVA solar system with 18 panels—enjoy uninterrupted power while significantly reducing electricity costs. **Extras Include** Walk-in safe Ample storage space Guest toilet 3 Garages Staff accommodation Outdoor Lifestyle & Estate Perks Beautiful outdoor entertainment areas, featuring a swimming pool and breathtaking panoramic views over the lush greenbelts behind and alongside the property making it completely private. **Xanadu Nature Estate Highlights:** 24/7 security and access control Private school within the estate—ideal for families in walking distance Scenic walking trails & abundant birdlife Free-roaming game, including impala and blesbok This exceptional property offers an unparalleled blend of space, security, natural beauty, and convenience—a true gem for families seeking a high-quality lifestyle in a prestigious estate.









































# Location



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