



Sagewood

BROADACRES



GENERAL:

- **Address:** 17 Pine Road, Broadacres
- **Show day times:** Saturday and Sunday 12:00 - 17:00 or weekdays by appointment
- Levies starting from R2 435
- **3 Bedroom 2.5 bathroom** houses starting from R2 655 000
- **4 Bedroom 2.5 bathroom** houses starting from R2 845 000
- **4 Bedroom 3.5 bathroom** houses starting from R3 175 000
- **Transfer and bond attorneys:** Victor & Partners
- **Transfer and bond costs included** (T&Cs Apply)

STANDARD FEATURES:

- Freestanding home with private garden
- Automated double garage
- Pet friendly
- Covered patio
- Outside storeroom in selected unit types (unit types A & B)
- Linen cupboard in selected unit types (unit types C, D, E & F)
- Geyser with PV Panel
- Kitchen with scullery
- Defy built-in oven and gas hob
- Space for 3 appliances
- Guest toilet downstairs
- Prepaid electricity
- Fibre ready
- Schedule of finishes available on request
- List of optional extras available on request





SECURITY FEATURES:

- Perimeter wall with electric fencing
- Gated, access-controlled entrance
- 24hr security
- Offsite monitoring with black screen technology

DEVELOPMENT FEATURES:

- Expansive clubhouse
- Communal covered braai areas
- Fenced kid friendly pool
- Kids play area with jungle gym
- Landscaped park with meandering walkways



UNIT TYPES:

- Type A.2 - 3 Bed, 2.5 Bath - 163.2m²
- Type B.2 - 4 Bed, 2.5 Bath - 179.0m²
- Type C.2 - 3 Bed, 2.5 Bath - 192.1m²
- Type D.2 - 4 Bed, 3.5 Bath - 213.9m²
- Type E.2 - 3 Bed, 2.5 Bath - 181.8m²
- Type F.2 - 4 Bed, 3.5 Bath - 204.3m²

AMENITIES IN CLOSE PROXIMITY:

- Broadacres Shopping Centre- 2.5km
- Life Fourways Hospital- 2.8km
- Chartwell Corner - 3.1km
- Steyn City School - 3.5km
- Fourways Mall- 3.8km
- Monte Casino - 6.3km
- Lanseria Airport- 14.4km