

# Lynnwood 3

Physical address: 3 Lynnwood Estate within the Goose Valley Golf Estate Complex

GPS Co-ordinates: -34.026283, 23.380984

Sleeps: 8

---

## Entrance into open plan living area

### Lounge

- Seating for 6 people
- Smart TV and sound bar
- DSTV and Netflix
- Wood burning fireplace

### Dining table for 8 people

### Casual sunroom

- Seating for 8 people
- Dining table for 10 people

### Kitchen

- Large kitchen island with prep sink with water purifier
- Smeg gas hob and electric oven
- Samsung double door fridge with built in ice maker and a bottom freezer
- Bar counter – wine fridge

### Scullery

- Microwave
- Tumble dryer
- Washing machine
- Dishwasher
- Fridge & freezer

### Glass sliding doors lead out to pool area – looks over the 14<sup>th</sup> fairway

- Pool – pool safety cover available
- Deck area
- 2 x sun loungers
- Gas braai
- Kamado Jan ceramic braai egg

### Passage

- Guest toilet
- Two bedrooms lead off from the passage

### Bedroom 1

- 2 x single beds

- Dressing table
- Built in cupboards
- En-suite bathroom – shower, basin, toilet
- Ceiling fan

#### **Bedroom 2**

- Queen bed
- Dressing table
- Built in cupboards
- Ceiling fan
- En-suite bathroom – shower, bath, basin, toilet

#### **Bedrooms 3 and 4 on each side of the lounge**

##### **Bedroom 3**

- Queen size bed
- Built in cupboards
- En-suite bathroom – shower, toilet, basin
- Sliding doors onto deck area, looking onto the garden

##### **Bedroom 4 – Main bedroom**

- King bed
- TV – independent DSTV
- Walk-in cupboard
- En-suite bathroom – shower, bath, twin basins, toilet
- Leading onto a private courtyard with an outside shower
- Sliding doors onto deck at pool area

##### **Study**

- Desk and chair

##### **Equipped**

- Wi-Fi – fibre, uncapped
- Inverter – runs everything except the oven and geyser
- Washing machine
- Tumble dryer
- Dishwasher
- Microwave
- Electric golf cart is available
- DSTV and Netflix

##### **Parking**

- Parking for 4 cars
- Double garage

##### **House Rules**

- No smoking
- No parties
- No pets

### Housekeeping Services

- Enquire with Reservations

*We trust you will enjoy this stunning property!*

