

**28 Melsetter Estate
Lovemore Heights**



**MELSETTER
ESTATE**



Preliminary Details

This magnificent newly built home is situated in the secure Melsetter Estate in the sought after neighbourhood of Lovemore Heights. The handcrafted imported front door opens into a grand double volume entrance hall which flows through to the north-facing pool area. The living areas are all designed to open onto the pool and into the garden to take full advantage of the great South African climate. The home also enjoys magnificent views over Port Elizabeth towards the sea.

With five bedrooms and a self-contained flat, this home is not short of space! The media room opens via stack doors into the braai room which, in turn, opens onto the sandstone tiled pool area. The braai room has a wood burning braai as well as a gas braai for added convenience.

The entire complex has an electrified perimeter fence and the main entrance to the complex is a remote controlled gate. The estate is conveniently located within close proximity of a number of shopping centres (including all the new shopping centres around Walmer and Walmer Heights), medical centres and schools. A children's communal play area is provided with a number of swings and jungle gyms.

Main Dwelling: 5 Bedrooms (1 En Suite), 2 Bathrooms, Lounge, Kitchen, Scullery, Dining Room, Media Room, Braai Room, Study, Triple Garage, Pool, Guest Toilet.
Flat: 1 Bedroom, 1 Bathroom, 1 Lounge/Kitchen.
Dwelling: +/- 500m²; **ERF:** +/- 940m²; **Levy:** R400/month

Ground Floor

Entrance

The handcrafted imported front doors open into a double volume entrance hall that is tiled with polished porcelain tiles. The entrance hall opens into the dining room.

Dining Room

The dining room is tiled with polished porcelain tiles and opens via sliding doors onto the sandstone tiled pool area. It is open plan with the kitchen.

5m x 6.64m (16'05" x 21'09")



Lounge

The lounge is tiled with polished porcelain tiles and has a gas fireplace as the focal point of the room. It opens via sliding doors onto the pool area and has windows that overlook the garden.

4.65m x 5m (15'04" x 16'05")

TV/Entertainment Room

This tiled room is very spacious and has stack doors that open completely into the braai room. There is a video projector mounted on the ceiling and a silver projector screen on the wall. Tinted windows ensure a dark interior while watching the projector.

5m x 5.54m (16'05" x 18'03")



Braai Room

The polished porcelain tiles are carried through into this entertaining room, which has stack doors that open out onto the pool area. There are two built in braais: a wood burning and a gas braai.

4.28m x 5m (14'01" x 16'05")



Kitchen

The stylish kitchen is spacious with plenty of cabinet space and work surface area. The floor is tiled with polished porcelain tiles. The cupboards are a tasteful mix of American Walnut and Harvard Cherry wood cabinets and the work surfaces are granite from the 'Africa' Range. There is a double eye level oven to one side and a five plate gas hob on the centre island. A counter doubles as a breakfast bar and there is a built in fish tank to one side that adds character to the room. It leads through to the scullery and a door leads through to the garage. Space is provided for a double fridge/freezer.

5m x 5.7m (16'05" x 18'08")



Scullery

The scullery has the same finishes as the kitchen with tiled floors and a double sink. Space is provided for three large appliances and a door leads out the side of the property.

2.3m x 3.5m (7'06" x 11'06")

Guest Toilet

The guest toilet has tiled floors and is tiled to halfway up the walls. It has an extractor fan and includes a toilet and wash basin.



Garage

The triple garage has two wooden doors on remote control. A door leads into the house via the kitchen.

6.5m x 8.38m (21'04" x 27'06")

Study

The tiled study has windows on two sides and plenty of space for a desk and storage cabinets.

3.01m x 5m (9'10" x 16'05")

First Floor

Bedroom 1

The carpeted bedroom has sliding doors that open onto a 'Juliet' balcony. There are Harvard Cherry wood built in cupboards on the right as one enters.

3.01m x 5m (9'10" x 16'05")



Bedroom 2

The second bedroom has carpeted floors and a window that overlooks the side of the property.

3.63m x 4.4m (11'10" x 14'05")



Bedroom 3

The third carpeted bedroom enjoys beautiful views over the swimming pool and over Port Elizabeth towards the sea.

3.9m x 5m (12'09" x 16'05")



Bathroom

The bathroom is situated between bedroom two and three and is tiled on the floors and to halfway up the walls with polished porcelain tiles. It includes double wash basins with a vanity unit and granite surface, a toilet, shower and bath.

2.46m x 4.4m (8'01" x 14'05")



Bedroom 4

The fourth carpeted bedroom has Harvard Cherry wood built in cupboards on the left as one enters the room. It leads through to the master bedroom, so this room could ideally be used as a nursery if desired.

3.77m x 3.93m (12'05" x 12'10")

Bedroom 5 (Master Bedroom)

The spacious master bedroom is carpeted and has a sliding door that opens onto a balcony that enjoys magnificent views towards the sea. There is a walk-in-closet that leads through to the fourth bedroom and a luxurious en suite bathroom.

5m x 8.53m (16'05" x 28')



En Suite Bathroom

The en suite bathroom is tiled on the floor and to halfway up the walls. It includes a corner spa bath; toilet; double shower with clear glass doors; 'his-and-hers' wash basins that sit on top of a vanity unit with a granite surface.

3.5m x 3.5m (11'06" x 11'06")

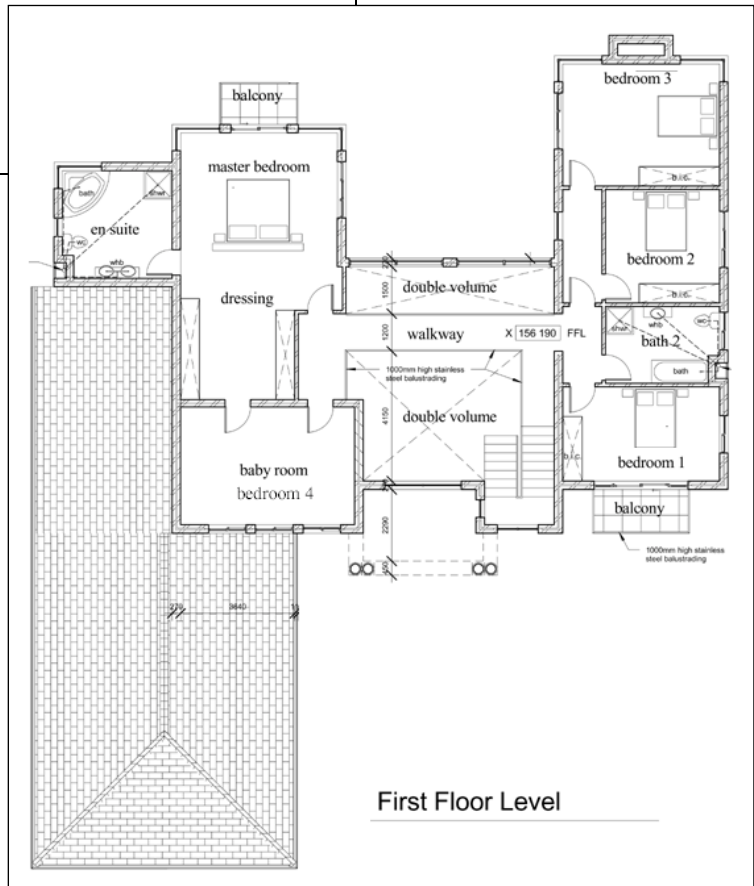
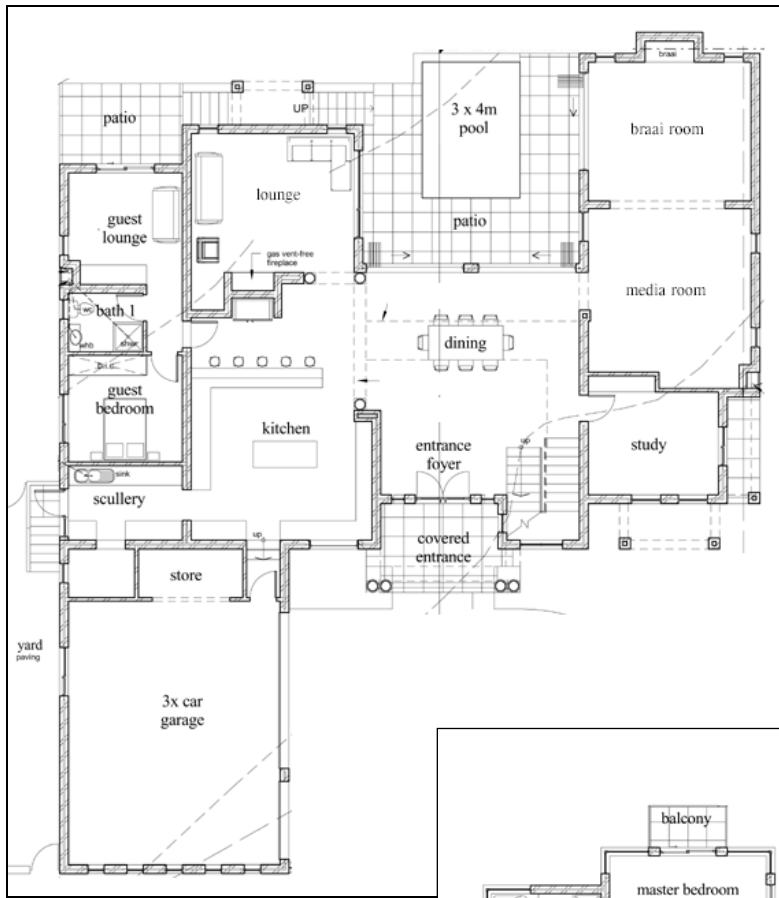


Self-contained Flat

The flat to the side of the house has a tiled bedroom, bathroom and tiled living room. The bathroom includes a toilet, shower and wash basin with space for a washing machine. The living room has a kitchenette with built in cupboards and granite work surfaces. There is also a stainless steel sink. Sliding doors open onto a patio that leads into the rear garden. A door leads from the flat into the kitchen of the main dwelling.

3.5m x 7.29m (11'06" x 23'11")

Floor Plan



First Floor Level