



LYNX

woodmead

EXQUISITE DOUBLE STOREY
FREE STANDING HOMES

FROM R4 350 000

KHYBER ROCK, JOHANNESBURG

 **IGROW**





DOUBLE STOREY FREE STANDING HOMES

THE LYNX: Only 9 sophisticated family homes, within walking or golf cart distance of the exclusive **Country Club Johannesburg.**

A unique opportunity in this boutique development to own a brand- new home in the ultra-secure sought-after Country Club Johannesburg enclosure of **Khyber Rock - Woodmead**



9 EXCLUSIVE 3 BEDROOM HOMES

MANAGEABLE GARDEN
AND OWN POOL





Starter Smart-Home system included

Washing machine/dishwasher point in kitchen

Built in oven and 4 plate gas hob with extractor fan

Quartz kitchen counter-tops

Pre-paid electricity meters to each home

Cutting-edge design finishes

Tiled throughout for low maintenance (1200 x 600 tile)



Fire Brick Braai with grid provided to all homes

Clever site design with natural lighting

Fibre installed to all homes

Pool

Pet friendly

REGULATED WITH SECURITY ACCESS CONTROL



RIGHT NEXT TO **COUNTRY CLUB JOHANNESBURG**

The Country Club Johannesburg thrives because of their members. Since its origin in 1906, the Club has prided itself on attracting individuals who appreciate world-class recreational facilities, excellent service, and socialising with like-minded people.

The Club is an inclusive environment for young and old, where families and friends can meet, exercise, dine and relax, all in the comfort of its beautiful and safe surroundings





CROQUE TC



RICKET



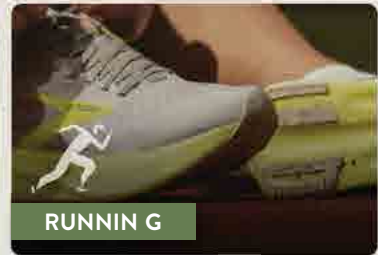
GYMC



YCLIN GB



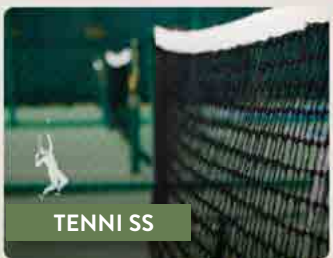
OWLS



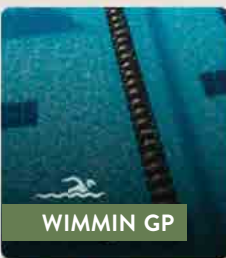
RUNNIN G



SQUASH



TENNI SS



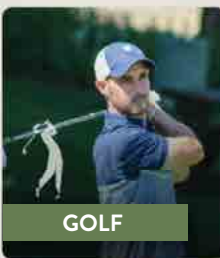
WIMMIN GP



ADEL



PICKLEBALL



GOLF



DINING



CCJ KIDS



BANQUETIN GC



CJ FOUNDATION

WITH A MASSIVE RANGE OF ACTIVITIES





UPMARKET
& MODERN HOMES

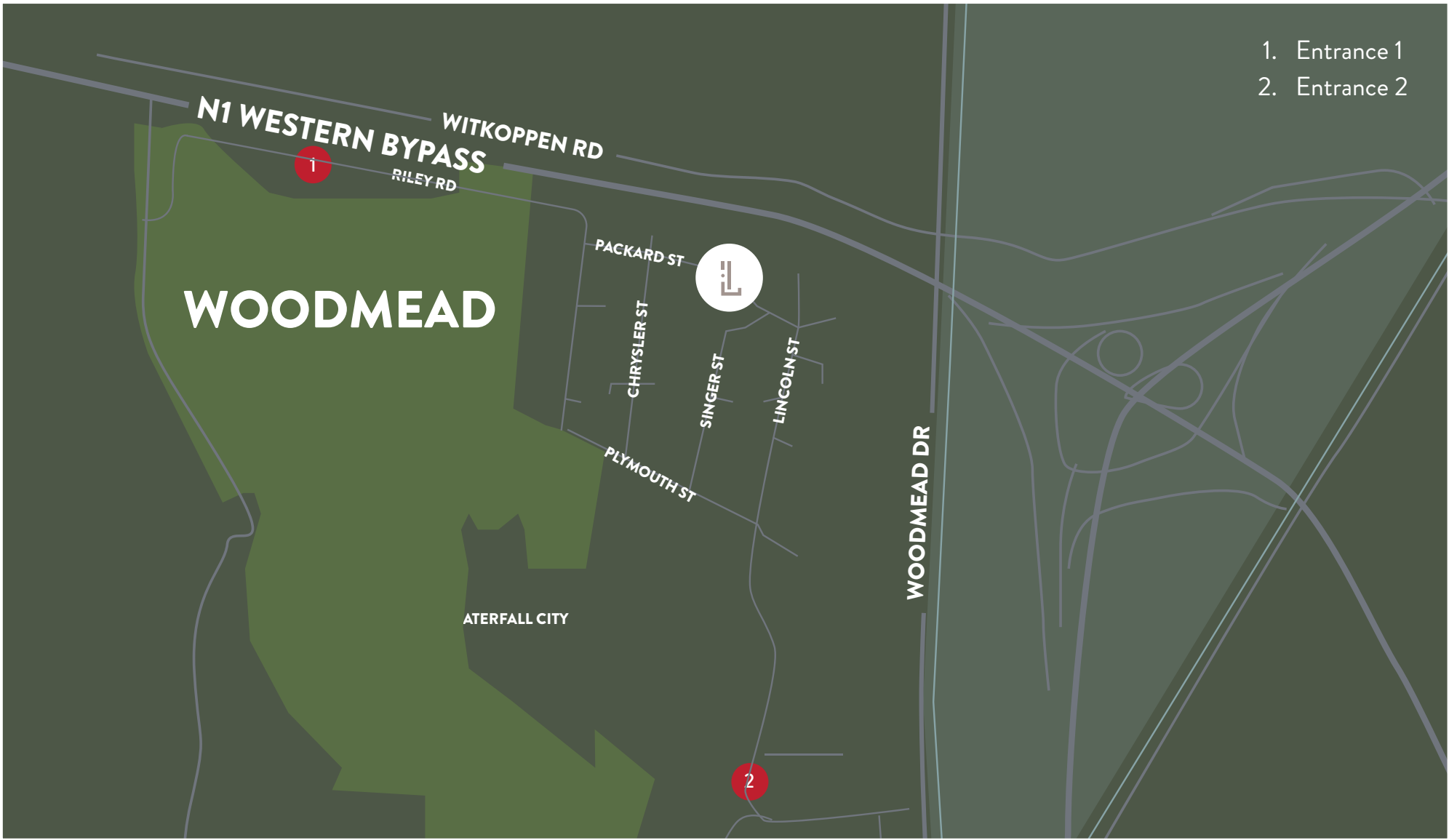
SURROUNDED BY NATURE'S
SERENITY





2 SECURE ENTRANCES TO SUBURB

BOOMED ENTRANCES



THE IDEAL SPOT



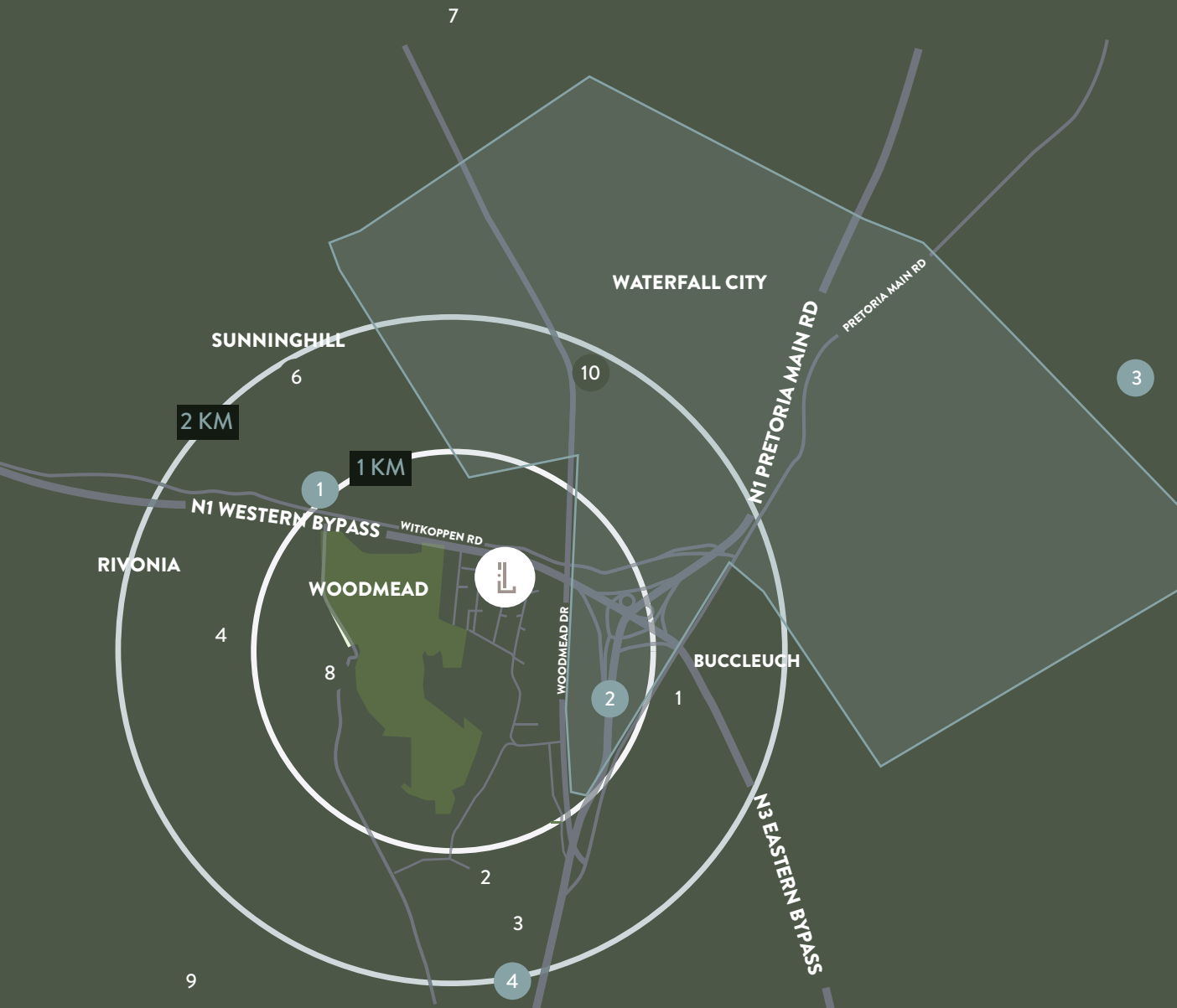
SHOPPING & ENTERTAINMENT

1. Mall of Africa
 - Jungle Play Park
 - Kyalami indoor karting
 - Movie Magic
 - BMW XDrive Park
2. Waterfall Corner
3. Polofields Crossing
4. Sunninghill Village Shopping Centre
5. Cambridge Crossing
6. Rivonia Village
7. Morning Glen Mall
8. Woodmead Retail Park
9. Woodmead Value Mart
10. Makro Woodmead

GOLF

1. The Country Club Johannesburg
2. World of Golf

THE IDEAL SPOT



EDUCATION

1. Buccleuch Primary School
2. Wendywood High School
3. Wendywood Primary School
4. Rivonia Primary School
5. Curro Waterfall
6. Lifestyle Montessori School
7. Kyalami Preparatory School
8. King David Primary School
9. Red Hill
10. Reddam House Waterfall

HEALTH

1. Netcare Sunninghill Hospital,
2. Woodmead Medical Center
3. Life Carstenhof Hospital
4. Wendywood Clinic

WORK, BUSINESS HUB



EDUCATION

1. Eskom Megawatt Park
2. Afrihost
3. METC Engineering
4. Deloitte Consulting
5. Adcorp Place
6. Pinewood Office Park
7. Nashua Head Office
8. Tarsus Distribution
9. Plumblink Had Office
10. Bidvest Burchmore's Johannesburg
11. JG Afrika (Pty) Ltd
12. Cell C Campus
13. Woodmead North Office Park
14. Waterfall Junction
15. Zimmer Biomet
16. Cummins
17. Waterfall City Distribution Campus
18. BMW Group South Africa RDC
19. PWC South Africa

SITE DEVELOPMENT PLAN

21 Parkard St, Khyber Rock

9 Luxury Homes

Average home size 268m²

SECURITY

Gated secure suburb

Perimeter wall and electrified fencing development

	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
Garage	39,5m ²	42,1m ²	41,4m ²	42,0m ²	40,9m ²
Living area (ground)	58,4m ²	61,7m ²	63,0m ²	59,7m ²	59,6m ²
Scullery	7,9m ²	14,1m ²	7,7m ²	8,4m ²	7,9m ²
WC	4,9m ²	3,5m ²	3,9m ²	4,2m ²	3,3m ²
Store	4,7m ²	4,3m ²	4,9m ²	3,0m ²	5,5m ²
Stoep/ entrance	24,9m ²	35,8m ²	30m ²	35,8m ²	21m ²
First floor					
Bedrooms & bathrooms	87,9m ²	89,6m ²	95,5m ²	88,0m ²	87,6m ²
Passage	12,8m ²	11,5m ²	12,0m ²	13,0m ²	12,3m ²
Total	241,0m²	262,6m²	258,4m²	254,1m²	238,1m²
Balconies	5,9m ²	13,2m ²	9,1m ²	13,0m ²	6,9m ²
Double volume	5,1m ²	5,1m ²	5,1m ²	8,3m ²	5,1m ²
TOTAL AREA	252,0m²	280,9m²	272,6m²	275,4m²	250,1m²
Number of units	3	2	1	2	1





UNIT TYPE BREAKDOWN

	TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
Bedroom	3	3	3	3	3
Bathrooms	3	3	3	3	3
Garages	2	2	2	2	2
Pool	1	1	1	1	1
<hr/>					
Unit size	252m ²	280,9m ²	272,6m ²	275,4m ²	250m ²
Approx. Garden Size (exclusive use)	326m ²	213,5m ²	233,1m ²	156,9m ²	209,8m ²

TYPICAL 3 BEDROOM 3 BATHROOM UNIT GROUND FLOOR



TYPICAL 3 BEDROOM 3 BATHROOM UNIT FIRST FLOOR

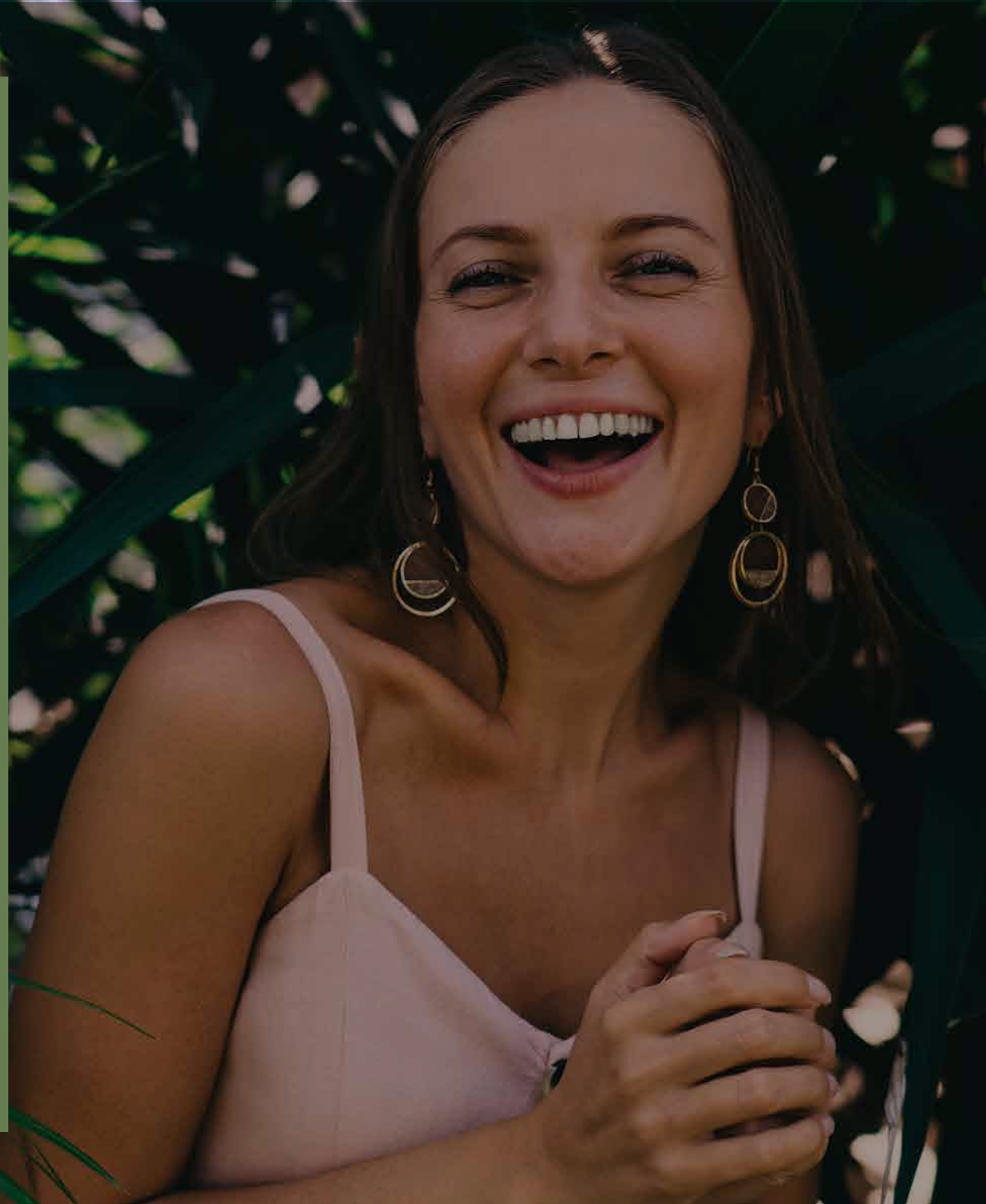


PRICELIST

UNIT NO.	UNIT TYPE	UNIT SIZE	SELLING PRICE	EST. LEVIES	EST. RATES
1	A	252m ²	R4 350 000	R2 865	R3 918
2	A	252m ²	R4 350 000	R2 865	R3 918
3	A	252m ²	SOLD	R2 865	R3 918
4	B	280,9m ²	R4 550 000	R3 093	R4 084
5	B	280,9m ²	R4 550 000	R3 093	R4 084
6	C	272,6m ²	R4 450 000	R2 996	R4 084
7	D	275,4m ²	R4 550 000	R3 075	R4 084
8	D	275,4m ²	R4 550 000	R2 996	R4 084
9	E	250m ²	R4 350 000	R2 847	R3 918

INVESTMENT BENEFITS

- Ideal for family living or corporate letting (Airbnb*)
- Rental income projected from **R30 000** to **R35 000** per month
- Now offering **R300 000** rental assist on 5 homes
- Bond and transfer fees included
- Tenant insurance offered
 - secure your rental income
- No transfer duty payable
- **R20 000** reservation deposit required (refundable should financing not be approved)





Get in Touch

IGrow is a group of property investment companies which assists property investors to achieve financial independence by building lasting wealth through high-performing property portfolios.

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