

# 16

## Pannevis Road

### *Madison Manor@Waterfall – Lifestyle Estate*



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# LWP

PROPERTIES

WEB REF: RL4352

ERF SIZE: 250m<sup>2</sup>

FLOOR SIZE: 175m<sup>2</sup>

RATES AND TAXES: R2,300

LEVIES: R3,400



3



2.5



2



# EXCEPTIONAL 3-BEDROOM HOME WITH MODERN COMFORTS AND A RELAXING ATMOSPHERE

## R2,990,000

Discover the perfect blend of elegance and practicality in this stunning 3-bedroom, 2.5-bathroom residence. Nestled in a serene and well-maintained estate, this home offers a harmonious living experience that combines comfort, style, and convenience.

### Luxurious Living Spaces

Step into a world of openness and light as you enter the spacious living areas of this exquisite home. The expansive layout is highlighted by a generous living room, ideal for both relaxation and entertaining. The main bedroom is a true retreat, featuring a private full bathroom complete with a luxurious bath and a separate shower, ensuring your utmost comfort and privacy.

### Modern Comfort and Efficiency

Equipped with two efficient air conditioning units—one in the main bedroom and another in the large, open living area—this home maintains a perfect climate year-round. The integration of solar power, an electric geyser, and a battery backup system ensures both sustainability and reliability, providing a seamless living experience even during power outages.

### Culinary Excellence

The open-plan kitchen is a chef's dream, thoughtfully designed to meet all your culinary needs. Whether you're preparing a gourmet meal or a quick snack, this kitchen is equipped to handle it all with ease and style.

### Outdoor Bliss

Step outside to the expansive patio, where you can enjoy the beauty of a lovingly maintained garden that is pet-friendly, making it an ideal space for your furry friends to roam and play. The outdoor area is perfect for entertaining guests, relaxing with a good book, or simply soaking in the tranquility of your surroundings.

### A Vibrant Estate

The estate itself is a haven of cleanliness and charm, reflecting a pleasant