

1160

Mangeni Falls Drive,



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LWP

PROPERTIES

WEB REF: RL4765

ERF SIZE: 1,152m²

FLOOR SIZE: 700m²

RATES AND TAXES: R6,500

LEVIES: R4,200



5



5.5



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MODERN SOPHISTICATION MEETS EFFORTLESS COMFORT IN THIS BRAND-NEW 5-BEDROOM MASTERPIECE

R12,990,000

Sole Mandate!

Tucked away in the sought-after Waterfall Country Estate, Gate 6, this newly built 5-bedroom, 5.5-bathroom home offers an exceptional lifestyle of luxury, comfort, and seamless indoor-outdoor living. From the moment you arrive, the attention to detail and thoughtful design are unmistakable.

A decorative stepping-stone pathway, flanked by a tranquil water feature wall, welcomes you to a grand entrance that sets the tone for the rest of the home. High ceilings, soft recessed lighting, and expansive open-plan living areas invite you into a space that is both elegant and inviting.

At the heart of the home is a striking open-plan layout that includes a feature accent stone wall with a central gas fireplace, a dedicated wet bar, and spacious living and dining areas—all flowing effortlessly through large aluminum-framed glass sliders to an impressively sized covered patio. Perfect for year-round entertaining, the patio boasts a built-in braai, prep station, and breathtaking views over the manicured garden, complete with a rim-flow pool and cozy firepit area.

The kitchen is a showstopper—sleek, modern, and functional. Fitted with top-of-the-line appliances, including a 5-burner gas stove, it features pale grey gloss and wood-accent cabinetry with stylish glass inserts, sleek black quartz countertops, and a large island with seating for four. A separate scullery and walk-in pantry ensure that meal preparation stays seamless and out of sight.

The lower level also includes a private guest suite, a dedicated cinema room for family movie nights, and a versatile gym/sauna room with direct access to the garden and pool area.

Upstairs, a large pajama lounge creates a cozy yet luxurious family space, while four additional en-suite bedrooms offer ultimate privacy and comfort. Each bedroom enjoys its own balcony with stunning views over the Waterfall skyline, allowing natural light to pour in throughout the day.

Noteworthy extras include an advanced solar backup system with solar panels, batteries, and inverter, as well as a water storage system to ensure consistent supply. Strategically placed air conditioning and A neatly kept staff quarters adds further convenience, while the four-car automated