

# 4085

## Francolin Drive, Waterfall



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# LWP

PROPERTIES

WEB REF: RL4816

## IMMACULATE 4-BEDROOM FAMILY HAVEN IN WATERFALL COUNTRY ESTATE

# R13,000,000

ERF SIZE: 1,125m<sup>2</sup>

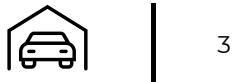
FLOOR SIZE: 587m<sup>2</sup>



4



4



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Situated in the sought-after Waterfall Country Estate, this beautifully constructed and lovingly cared-for 4-bedroom residence offers the perfect balance of luxury, functionality, and effortless family living. Framed by three automated garages, a grand glazed glass front door welcomes you into a spacious and light-filled sanctuary.

The heart of the home is the expansive open-plan entertainment lounge, elegantly tiled and designed for year-round comfort. Large glass windows flood the space with natural sunlight, while a sunny built-in bay window bench and a cozy gas fireplace create a warm and inviting ambiance for winter evenings.

To the right, a truly exceptional kitchen takes center stage. Designed with entertaining in mind, it features a large stone-topped island bench with a built-in gas hob and comfortable seating for four, sleek white gloss cabinetry with smoky glass inlays, and top-of-the-line BOSCH convection ovens alongside a side-by-side refrigerator. A fully equipped scullery, fitted laundry, and dry pantry add seamless convenience to everyday living.

Adjacent to the kitchen, the dining area offers easy service and flows effortlessly into the family room. A cleverly positioned dual gas fireplace provides warmth and charm to both spaces. The home's indoor-outdoor living is taken to new heights with a fully enclosed entertainer's patio accessed through expansive glass sliders. Featuring plantation shutters, mesh screens, a built-in braai station, prep bench, and cabinetry—all overlooking a large sparkling pool and manicured garden—this space is perfect for year-round entertaining with friends and family.

Discreetly positioned on the lower level is a serene multipurpose room ideal as a prayer space or for extra storage, along with a spacious guest toilet for visitors. A generously sized guest bedroom with its own en-suite bathroom and private access to the garden and pool completes the ground floor.

Upstairs, a custom wood-inlay staircase with glass balustrade leads to a bright and versatile landing area—perfect as a pajama lounge, reading nook, or home gym. Three beautifully appointed bedrooms occupy the upper level, each with wood laminate flooring, cavity slider wardrobes, private enclosed balconies, and en-suite bathrooms with underfloor heating and heated towel rails. Two separate studies offer work-from-

