

# 995

## Bingini Falls Crescent



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**LWP**  
PROPERTIES

## EXQUISITE 4-BEDROOM FAMILY HOME LOCATED IN WATERFALL COUNTRY ESTATE, GATE 6

WEB REF: RL4929

# R14,500,000

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

FLOOR SIZE: 560m<sup>2</sup>

RATES AND TAXES: R10,199

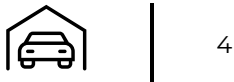
LEVIES: R5,332



4



4.5



4



### SOLE MANDATE!

This beautifully built residence will capture your heart from the very first sight. Perfectly positioned towards the front of its generous 1,125m<sup>2</sup> stand, the home offers ample, discreetly located parking at the rear, with provision for 4 vehicles and a spacious indoor utilities storage room ideal for bicycles, scooters, and more.

A manicured, covered stepping-stone pathway — framed by a striking stone-clad accent wall — leads you to a grand, metal-framed glass front door. Step inside and be greeted by a breathtaking double-volume entrance hall, where a sweeping spiral staircase commands attention as the centrepiece. From the moment you enter, the uncompromising quality of fittings and finishes is evident, setting this home apart as a true showpiece.

Descending into the fully tiled, open-plan entertainment spaces — encompassing the kitchen, dining area, and family lounge — your gaze is immediately drawn to expansive glass sliders that open seamlessly to an impressive, year-round entertainment haven. The covered patio, complete with remote-controlled drop-down sun blinds, offers a built-in gas fireplace, generous seating, and views of the sleek, elongated pool with composite decking. An adjoining fully equipped bar area boasts premium fridges, large prep bays, and a built-in gas braai — the ultimate setting for hosting unforgettable gatherings. Beyond lies a lush, established garden with expansive lawn and mature trees for the whole family to enjoy.

At the heart of the home, the kitchen is a masterpiece of form and function. Designed with sleek white and grey high-gloss cabinetry and a warm wood-inlay breakfast bench, it is fitted with top-tier appliances: dual eye-level convection ovens with warming drawer, integrated microwave, fridge/freezer, and a five-burner gas hob. The adjacent scullery and laundry offer abundant storage, multiple wash bays, and a dry pantry. The dining area, set alongside the kitchen, features a cozy built-in gas fireplace — ensuring everyone stays connected during meals and conversation.

The lower level also includes a comfortable TV lounge, an additional private lounge/playroom with elegant sliding doors for separation, and a sophisticated home office complete with custom cabinetry, warm wood flooring, and direct garden and pool access via glass sliders.