

# 906

## Howick Falls Avenue *Waterfall Country Lifestyle Estate*



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# LWP

PROPERTIES

WEB REF: RL4462

ERF SIZE: 1,037m<sup>2</sup>

FLOOR SIZE: 610m<sup>2</sup>

RATES AND TAXES: R3,900

LEVIES: R6,000



5



5



4



## COUNTRY LIVING AT IT'S BEST...

# R8,800,000

Introducing a stunning 5-bedroom all-ensuite family home nestled right on the serene Green Belt.

INVITING BUYERS FROM R 8 800 000.00 TO R 9 500 000.00 TO VIEW AND NEGOTIATE.

As you step through the grand entrance, you're greeted by a striking double-volume hall featuring a sleek glass and black wood floating staircase to your right, beyond this, the home opens up into a beautifully tiled, spacious open-plan living area, designed for both comfort and entertaining.

The formal lounge boasts a dramatic stone-tiled accent wall with a built-in gas fireplace, while large glass sliders seamlessly connect the indoor space to the lush garden and expansive undercover patio. Perfect for entertaining, the patio includes a built-in gas braai, a prep station, and a handy bar fridge. Overlooking this outdoor haven is the sparkling pool, complete with a sturdy automated cover, set amid a vibrant, green garden. The guest suite is discreetly located off the formal lounge, with its own glass slider leading to the garden and pool area for those visitors seeking a little added privacy. It also features a dual-entry ensuite bathroom, providing convenience for both guests and visitors.

Two steps down from the lounge, the dining area flows into an elegant kitchen, which showcases ample wood-accented cabinetry and a large stone-topped island. Equipped with top-of-the-range appliances, including a gas stove, double-door fridge and freezer, and double eye-level ovens, this kitchen is a chef's dream. Just off the kitchen, the scullery provides additional cabinet space and all the essential appliances.

The sunlit family room, adorned with large windows that frame the picturesque Green Belt, features a cozy dual-sided gas fireplace shared with the kitchen. Glass doors open directly to the garden and pool area, offering a perfect flow for social and family gatherings .

Upstairs, the landing leads to a comfortable office space, a linen cupboard, and four generously sized bedrooms, each with its own ensuite bathroom. The master suite is a true retreat, featuring an impressive walk-in wardrobe with a dressing counter and backlit mirror. The luxurious bathroom includes a freestanding soaking tub, dual vanities, a large