

# 1940

## Okavango Drive Watrfall Village



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# LWP

PROPERTIES

## CONTEMPORARY COMFORT IN WATERFALL COUNTRY VILLAGE

WEB REF: RL4720

# R6,499,000

ERF SIZE: 600m<sup>2</sup>

FLOOR SIZE: 435m<sup>2</sup>

RATES AND TAXES: R4,908

LEVIES: R3,357



4



4.5



2



This modern yet inviting family home is designed for seamless indoor-outdoor living, with a striking double-volume entrance hall framed by expansive glass panelling that showcases the pool and entertainment area beyond. A conveniently located guest loo off the entrance ensures easy access for visitors while entertaining.

To the left of the entrance, the cozy lounge features a gas fireplace and large windows that invite natural sunlight. A glass slider leads out to a covered patio, complete with a built-in braai and stairs descending to the medium-sized pool, perfect for summer relaxation.

The open-plan dining area and kitchen form the heart of the home, with large glass stacker doors opening on both sides to create an impressive, free-flowing entertainment space. The contemporary kitchen boasts high-gloss two-tone cabinetry with a bold red accent, high-end AEG appliances—including a built-in coffee machine, dual eye-level ovens, and a gas and electric stove integrated into the island workbench. A well-appointed scullery provides space for three appliances and extra cupboard storage.

Adjacent to the kitchen, the family room offers a warm and stylish retreat with a textured feature wall, a cozy gas fireplace, and expansive glass panelling that enhances the home's bright and airy atmosphere. A guest bedroom with an ensuite bathroom is tucked away beyond the TV lounge, featuring wood flooring and ample built-in cupboards for visiting guests.

A striking tiled staircase leads to the upper level, where three spacious ensuite bedrooms—each with balcony access, a study as well as a pajyama lounge—await. The master suite is a luxurious sanctuary, featuring wood flooring, a walk-through wardrobe, and a spa-like ensuite bathroom with high-end finishes. The private balcony is the perfect escape for enjoying scenic views and moments of tranquillity.

Additional features of this home include:

- Single staff accommodation with an ensuite shower and loo
- A double-automated garage with direct home access
- A separate storeroom for extra convenience
- Additional off-road paved parking

This beautifully designed home balances comfort, style, and functionality—offering the perfect setting for family living in Waterfall Country Village.