

# 3659

## Limpopo Drive



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# LWP

PROPERTIES

# MODERN FAMILY LIVING ON THE GREENBELT IN WATERFALL VILLAGE

WEB REF: RL4772

**R8,250,000**

ERF SIZE: 670m<sup>2</sup>

FLOOR SIZE: 416m<sup>2</sup>

RATES AND TAXES: R5,973

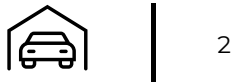
LEVIES: R3,587



4



4.5



2



Welcome to this contemporary and comfortable 4-bedroom family home situated in the sought-after Waterfall Village, directly on the serene Greenbelt. A paved walkway, passing a tranquil water feature, leads to the wood-framed glass front door, inviting you into a double-volume entrance hall illuminated by striking hanging lights.

The lower level boasts open-plan entertainment areas, including a spacious dining room, lounge, and family room—all flowing seamlessly to a covered patio with a built-in braai and prep bench, overlooking the sparkling pool and manicured garden. A guest powder room caters to visitors, ensuring convenience during gatherings.

The modern kitchen is a culinary delight, fitted with sleek white and grey gloss cabinets, smoke-glass feature units, and top-of-the-line integrated appliances, including a gas stove, dual eye-level ovens, and a hidden fridge and freezer. A generously sized scullery and pantry offer ample storage, housing all essential appliances, a wine cooler fridge, and a custom-fitted doggy door for your furry friend.

A private guest suite with an ensuite shower, vanity, and toilet, perfect for visiting friends or family, is tucked just off the kitchen, while an additional half bathroom serves the outdoor and pool area. Completing the lower level is a well-sized study featuring wooden flooring, built-in workstations, and large windows that flood the space with natural light.

A modern wood and tile staircase leads to the upper level, where a spacious pajama lounge with wooden flooring and sleek balustrades is surrounded by three comfortable, carpeted bedrooms. The main suite offers luxury living with a full ensuite bathroom, private toilet, his-and-hers walk-in wardrobes, air conditioning, and glass sliders opening onto a balcony with breathtaking views of the Greenbelt.

The remaining two bedrooms, both air-conditioned with full-length built-in cupboards, share a full bathroom. One bedroom, also perfect as a gym, boasts its own private balcony. A cozy study or art nook with balcony access completes the upper level, with large windows throughout, the upper level offers stunning views of the Greenbelt and Waterfall skyline.

This smaller pet-friendly home also includes direct access from the double garage, additional paved parking off the main road, backup water supply, and 24-hour security—offering modern family living with a...