

2

Munyaka Drive *Waterfall Kukuyu Estate*



Alma Brown

Candidate Property Practitioner
Registered with PPRA

083 947 2726
alma@lwp.co.za

Barry Scott-Brown

Non-Principal Property
Practitioner
Registered with PPRA

082 777 2552
barry@lwp.co.za

LWP

PROPERTIES

WEB REF: RL4210

ERF SIZE: 110m²

FLOOR SIZE: 110m²

RATES AND TAXES: R908

LEVIES: R1,635



WELCOME TO THIS IDEALLY LOCATED SECOND FLOOR UNIT WITHIN THE SOUGHT AFTER WATERFALL KIKUYU ESTATE.

R1,580,000

This modern and stylish apartment boasts 2 bedrooms, 2 bathrooms and 2 undercover parking bays, offering comfortable and convenient living in a picturesque setting on a quiet corner block. Really one of the best located units within the Estate.

As you enter, you are greeted by an open plan kitchen, lounge, and dining area, accentuated by a soft green coloured accent wall that harmonizes with the building's colour scheme. The entire unit is tiled throughout, providing a sleek and easy-to-maintain aesthetic.

The kitchen is a delight, equipped with plenty of clean line built-in cabinets and drawers, along with modern Defy appliances including a fridge/freezer, washing machine, tumble dryer, dishwasher, electric oven, stove top, and extractor. The double sink wash-up area ensures easy and efficient cleaning.

Leading off the kitchen to the left is the first bedroom and it features easy roller blinds with block-out and ample built-in cupboards. Just next door, the spacious bathroom offers a luxurious deep soak tub, a good-sized shower, basin, and a built-in towel and toiletry supply cupboard. The main bedroom also boasts built-in cupboards, easy roller blinds, block-out curtains, and an ensuite bathroom with a shower, basin, and toilet. From this room, glass sliding doors lead out onto the balcony, offering beautiful views and plenty of natural light.

The highlight of this unit is the spacious open plan living and dining area that opens out onto a double-length railed balcony. Perfect for those after work sundowner days or simply enjoy the breathtaking views of the river running through the estate. From here one can also see the architectural pedestrian bridge over the greenbelt area, connecting this estate to the neighbouring Waterfall Munyaka Estate. As a resident of a Kikuyu unit, you also have full access to the fantastic amenities offered by the Waterfall Munyaka Estate, including an incredible man-made lagoon complete with its own beach, beach loungers, and restaurant facilities. This all within walking distance via well paved walkways through the scenic dams and water features.

Not just does this lock-up and go unit offer one the relaxation or recreation possibilities galore, but it also offers the perfect blend of comfort, convenience, and luxury living with each apartment being Wi-Fi-ready, has a Scandinavian-style kitchen and a balcony for outdoor...