

# 6716

## Cruden Bay Street



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# LWP

PROPERTIES

WEB REF: RL4708

ERF SIZE: 764m<sup>2</sup>

FLOOR SIZE: 286m<sup>2</sup>

RATES AND TAXES: R2,287

LEVIES: R3,350



## LUXURY SINGLE-STORY LIVING IN COPPERLEAF WITH UNMATCHED VIEWS & MODERN COMFORTS

# R4,300,000

Showdays strictly by prior appointment only!

Set in a prime location surrounded by lush green belts, this exquisite single-story home in Copperleaf offers a seamless blend of modern elegance and functional living. Designed for both relaxation and entertaining, this home is a rare find.

At the heart of the home, a gorgeous open-plan kitchen boasts sleek white countertops, a five-burner gas stove, a breakfast nook, and a spacious scullery with room for a double-door fridge. Flowing effortlessly from the kitchen, the open dining and lounge area is warmed by a gas fireplace and features striking double-volume ceilings, creating an inviting and airy atmosphere.

The living space extends to an enchanting outdoor entertainment area, complete with a built-in braai, drop-down blinds, and stacking doors that open onto a sparkling pool—perfect for hosting or unwinding while enjoying uninterrupted views.

The home offers two expansive master bedrooms, both mirror images of each other, featuring luxurious en-suite bathrooms with large showers, double vanities, and premium finishes. Each bedroom opens onto the entertainment area through two sliding doors, allowing for serene poolside views. Ample cupboard space and air conditioning complete these private retreats.

A dedicated home office provides a quiet workspace, thoughtfully designed with built-in cupboards and two workstations, all overlooking the tranquil garden.

The guest bedroom is equally well-appointed, offering its own stylish en-suite bathroom with automatic lighting and a spacious shower, ensuring comfort and privacy. All three bedrooms open onto the beautifully landscaped garden, enhancing the connection between indoor and outdoor living.

This home is equipped with top-tier energy and water solutions, including a state-of-the-art 8.5kVA inverter system with three 5kVA batteries and 12 solar panels, as well as a JoJo tank for backup water supply. Additional features include a massive attic for storage and the potential to extend,