

# 1069

## Ruacana Falls Avenue (Country)



### **Brian Hickson**

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# LWP

PROPERTIES

WEB REF: RL4556

# R11,999,000

**ERF SIZE:** 1,092m<sup>2</sup>

**FLOOR SIZE:** 660m<sup>2</sup>

**RATES AND TAXES:** R4,960

**LEVIES:** R6,980



5



5.5



3



Step into easy living with this extraordinary home, where the stunning double-volume entrance sets the tone for a residence designed to impress. The striking glass front door welcomes one into a home-made for family living with double volume ceilings and large open plan living areas, ready for you to create your own living style.

The delightful open plan kitchen, a centrepiece of the home, boasts crisp white sleek finish cabinetry and integrated appliances, including built-in eyelevel ovens, fridge/freezer and more. The large scullery complete with additional cabinetry and ample prep space as well as a wash up bay adds to the overall functionality. The perfect location of the kitchen ensures easy servicing of the 3 open plan living areas that include a family room, formal lounge and dining area. Large glass sliders open up to an impressive space to include the large outdoor patio for all year round entertainment. The main level is completed by a cloakroom and cosy wine cellar neatly tucked away under the staircase leading to the first floor.

There is a guest suite, complete with under cover walkway, its own entrance and en-suite bathroom, overlooks the sparkling pool and manicured garden, offering an ideal retreat for visiting guests. This unit set aside from the home could also serve as a work from home office.

Upstairs, the home features four north-facing bedrooms, each with quality fittings and finishes. Two luxurious master suites include elegant and luxurious en-suite bathrooms, dressing rooms with ample cupboard space, and private Juliette balconies that offer breathtaking sunset views over the Waterfall Skyline. An additional two bedrooms share a well-appointed Jack-and-Jill bathroom, while a pajama lounge offers the option of a fifth bedroom.

This unique property is equipped with every conceivable luxury for modern living which include: Three automated garages with additional paved parking space off the road for visiting guests, Staff accommodation, Double-glazed glass throughout, Custom blinds and fittings on the lower level of the home, Two solar geysers Piped gas and gas heater, 12 kVA inverter with 9x600 kW solar panels, Gas generator, Upper level Underfloor heating, Automated irrigation system for the garden,

A divine home that is truly the definition of style, comfort, and functionality, offering an unparalleled lifestyle in the...