

3183

Francolin Drive
Waterfall Country Estate



Brian Hickson

Non-Principal Property
Practitioner
Registered with PPRA

083 405 0000
brianh@lwp.co.za

Alma Brown

Candidate Property Practitioner
Registered with PPRA

083 947 2726
alma@lwp.co.za

LWP
PROPERTIES

WEB REF: RL4031

R22,999,999

ERF SIZE: 1,250m²

FLOOR SIZE: 1,184m²

LEVIES: R4,600



5



6.5



4

Come and make this dream home your reality. Beautifully designed, masterfully built, and a nearly 1200m² home that feels like it is something out of a movie.

5 beautiful boutique-style bedrooms all with ample fitted cupboards and full en suite bathrooms. 4 bedrooms upstairs and one downstairs making a perfect guest suite with separate access. The grand master suite - you've never seen anything quite like it - with it's own mini kitchenette with built-in microwave, prep space, and prep bowl, 2 expansive his and hers dressing rooms with large centre console cupboards, balcony, and divine en suite bathroom with fitted dresser, double shower, free-standing tub, and separate loo.

A pajama lounge with a gas fireplace and a large built-in and fitted study finish off the expansive upstairs space.

Enter through the grand foyer and be welcomed by vast, open living areas adorned with high ceilings, oodles of natural light, and stacking and sliding doors opening all aspects of the home to the outdoors. A perfect home for all seasons. The open-concept living and dining areas are bathed in natural light, creating an inviting atmosphere for family gatherings and entertaining guests.

The formal lounge, adorned with a fireplace, invites you to unwind in style with the formal dining room across the way. The gourmet kitchen is a chef's dream, featuring a gas hob, built-in coffee machine, built-in fridge and freezer, centre island with eat-in breakfast nook, walk-in pantry, walk-in fridge, and a large separate scullery. Cooking and meal preparation will be a delight in this well-designed space.

The kitchen is open plan to the entertainment space. Experience the magic of indoor-outdoor living with stacker doors that effortlessly open to reveal the outdoor paradise, heated pool, and garden. Let the gentle breeze and the sounds of nature permeate your home, creating an ambiance that is both relaxing and invigorating. The space features a meticulously crafted bar, designed for both functionality and elegance. With ample counter space, storage, and seating, it's an ideal spot for mixing cocktails, serving refreshments, and creating a social hub during gatherings. A built-in gas braai and gas fireplace finish this perfect entertainment spot. TV lounge, separate playroom/games room, and fitted study plus a built-in underground cinema room. Experience the magic of the movies...

