

# 1236

## Bingini Falls Crescent



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# LWP

PROPERTIES

## WELCOME TO THIS STUNNING AND EXPANSIVE RESIDENCE, WHERE LUXURY MEETS COMFORT IN EVERY CORNER.

WEB REF: RL4183

# R11,500,000

**ERF SIZE:** 1,316m<sup>2</sup>

**FLOOR SIZE:** 800m<sup>2</sup>

**RATES AND TAXES:** R7,663

**LEVIES:** R5,055



4



4.5



3

Nestled in a serene neighborhood of Waterfall Country Estate, this spacious abode boasts three generously sized bedrooms on the upper level of the home, each offering a tranquil retreat for its occupants. With four meticulously designed bathrooms, of which 2 are en-suite. There is a 1 bedroom with ensuite bathroom accommodation set off the kitchen that is easily incorporated as an additional bedroom or guest suite.

Upon entering, you are greeted by a grand wood-finished foyer that sets the tone for the rest of the house. The foyer leads to not one, not two, but four reception areas, each thoughtfully crafted to cater to different moods and occasions. Whether it's a cozy family gathering by the fireplace in the formal living room, an intimate conversation in the elegant sitting area, or a lively soirée in the spacious outdoor entertainment patio, there's a space for every moment. There is a guest loo conveniently located close by that services all the entertainment areas on the lower level.

Beyond the reception areas lies a spacious kitchen, a chef's paradise adorned with top-of-the-line appliances, ample counter space, custom cabinetry, and a sizable walk-in cooler fridge. The kitchen seamlessly flows into the dining area, creating an inviting space for enjoying culinary delights with family and friends.

Step outside through the sliding glass doors, and you'll find yourself in the enchanting embrace of an established garden. Lush greenery, vibrant flowers, and manicured lawns provide a picturesque backdrop for outdoor gatherings or simply unwinding amidst nature's beauty.

For car enthusiasts or those with multiple vehicles, 3 extra-size garages, ensure ample space for parking and storage. Additionally, an expansive basement of 200m<sup>2</sup> provides limitless possibilities for customization, whether it's a home gym, a media room, or a wine cellar— the choice is yours.

Throughout the house, attention to detail is evident in every aspect of design and construction, from generous-sized rooms and oversized windows that flood the interiors with natural light to quality finishes.

There are lots of value-added extras like a borehole, 40 000Lt Underground Water storage tank, fully set up 8kv solar and inverter system, Borehole

