

# 911

## Howick Falls Avenue



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# LWP

PROPERTIES

## NESTLED WITHIN THE VERDANT EMBRACE OF WATERFALL COUNTRY ESTATE'S LUSH GREENBELT.

WEB REF: RL4269

# R13,499,000

**ERF SIZE:** 1,308m<sup>2</sup>

**FLOOR SIZE:** 680m<sup>2</sup>

**RATES AND TAXES:** R6,696

**LEVIES:** R4,960



5



5



4

This contemporary family abode epitomizes modern luxury living. With 5 bedrooms and 5 bathrooms, each ensuite, this double-story residence offers a harmonious blend of elegance and functionality.

Approaching the home, a stylish garden courtyard guides visitors to the grand entrance, adorned with expansive glass panes that usher in natural light. Stepping inside, one is welcomed by a spacious entrance hall boasting lofty ceilings, setting the tone for the voluminous interior spaces beyond.

The lower level graciously hosts two guest suites, each with its own bathroom. To the right of the entrance, one suite overlooks the serene garden and tranquil lily pond below, illuminated by the gentle glow of natural light streaming through generous glass sliders. Meanwhile, to the left, a second guest suite offers a convenient kitchenette and bathroom, adaptable for staff accommodation if desired.

Designed for seamless entertaining, the lower level unfolds into 3 expansive open-plan living areas, all seamlessly connected to the decked pool area via large stackable glass sliders. The outdoor oasis offers panoramic views of the lush Greenbelt, providing an idyllic backdrop for family gatherings and soirées. The heart of the home, the open-plan kitchen, is a culinary haven, equipped with top-of-the-line appliances, including a gas stove and hob, nestled amidst stunning designer cabinetry. A central stone-top island provides ample prep space, facilitating effortless hosting and mingling. Adjacent, a full scullery and laundry, complete with a walk-in fridge, ensure utmost convenience.

A dedicated entertainment zone beckons at the far end of the lower level, featuring a fully-fitted bar and lounge area, seamlessly integrated with a braai facility. A staircase leads down to a versatile windowed basement room, ideal for a games room or small cinema, complemented by a separate storage area.

Ascending the stairs, three additional spacious ensuite bedrooms await on the upper level, each boasting its own private balcony adorned with delicate glass balustrades. From these vantage points, breathtaking vistas of the garden and Waterfall Skyline unfold, imbuing the upper level with tranquillity and serenity. The lavish main bedroom epitomizes indulgence, featuring a walk-in wardrobe, a luxurious bathroom with a stand-alone tub, a large shower, and double vanities. Making every...

