

# 3123

Ibis

*Waterfall Country Lifestyle Estate*



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**LWP**  
PROPERTIES

## ALL YOU WANT IN A FAMILY HOME !!

WEB REF: RL4469

# R12,990,000

**ERF SIZE:** 1,101m<sup>2</sup>

**FLOOR SIZE:** 620m<sup>2</sup>

**RATES AND TAXES:** R6,256

**LEVIES:** R4,960



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Located in the prestigious and secure confines of a luxury estate, this grand 5-bedroom, 5-bathroom residence epitomizes modern elegance and comfort. Four of the bedrooms are ensuite, ensuring privacy and convenience for the family and guests alike.

The lower level welcomes you with a guest suite discreetly located to ensure privacy for visiting friends of family. The suite is spacious and has a full ensuite bathroom as well as it's own separate access to the garden and private seating area in the garden. Further more there is a glass-panelled gentleman's bar, ideal for entertaining alongside a stunning display wine room enhancing the charm, offering an elegant space to showcase your finest collection.

The home's true centrepiece is its sprawling open-plan entertainment areas, boasting four distinct yet flowing spaces, all crowned by a chic, central kitchen. Featuring sleek pale grey gloss cabinetry, granite countertops, top-of-the-line appliances, and a spacious island bench, the kitchen is both functional and stylish, with an adjoining scullery for added convenience.

Glass and aluminium stacker doors seamlessly connect the entertainment areas to an expansive covered patio, which runs along the length of the home. This outdoor space is equipped with a built-in braai, prep station, and ample seating for alfresco dining, while the nearby pool and fire pit create the perfect setting for summer evenings spent outdoors. The lush garden is pet friendly with ample space for kids to play and enjoy all year round.

Following up the sun filled floating wood and glass staircase to the second level, where a spacious pyjama lounge offers a cozy family retreat. The upper level houses 4 bedrooms, three of which are ensuite, all featuring ample built-in cupboards and high-quality wood flooring. The master suite is the absolute luxury, with a lavish ensuite bathroom that includes a freestanding soaking tub, dual vanities, a uniquely designed double shower, and an impressive walk-through his and hers wardrobe. The master also enjoys its own private balcony, offering breathtaking views of the garden and spectacular sunsets over Waterfall Estate.

This remarkable home is complete with a 1 bedroom staff accommodation, three automated garages and additional paved off-road parking. Equipped with a generator and solar inverter power system, it ensures uninterrupted

