

# 3139

## Lark Drive



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# LWP

PROPERTIES

WEB REF: RL4480

# R10,999,000

**ERF SIZE:** 1,200m<sup>2</sup>

**FLOOR SIZE:** 670m<sup>2</sup>

**RATES AND TAXES:** R5,171

**LEVIES:** R4,200



4



4.5



3



NO TRANSFER DUTY !!

This renowned SBE Architects quality built, 4-bedroom home in Waterfall Country Estate is a masterclass in luxury and sophistication, perfectly positioned at the center of a 1,200m<sup>2</sup> stand. A private pristine driveway leads you comfortably to the three automated garages, and an impressive wood-framed glass pivot door welcomes you into the heart of the home. The entry reveals the heart of the entire home, a striking indoor atrium with calming water features, instantly setting a serene and tranquil atmosphere.

To the right of the entrance, a sleek staircase ascends to the upper level. To the left, a gentle step down leads to a guest powder room, conveniently located to serve the home's entertainment areas. Nearby, the guest suite offers privacy with its full ensuite bathroom and separate garden access—ideal for visitors. Moving into the bar and lounge area, you'll find a stylish space featuring a central gas fireplace and large glass stacker doors. These doors open to a grand covered patio, extending seamlessly to a lush, tree-lined garden and an inviting family-sized pool, perfect for gatherings and outdoor entertaining.

The home's formal lounge offers additional glass sliders, creating a breezy flow of air and sunlight, while the opposite wing of the house features a spacious dining area and open-plan kitchen. Complete with a sleek island bench with breakfast seating for four, ample cabinetry, a gas cooktop with hob, and a well-equipped scullery, this kitchen is both stylish and functional. The family room, adjacent to the kitchen, is ideally located to ensure just that little more privacy and boasts large glass sliders, inviting ample natural light and garden views.

Ascending the staircase to the second level, you're welcomed by a pyjama lounge with glass sliders leading to a shared balcony. The luxurious master suite includes a freestanding soaking tub with stunning views, double vanities, a spacious shower, and separate loo. This peaceful retreat offers direct balcony access, wood laminate flooring, air conditioning, and a walk-in wardrobe with extensive cabinetry.

Across the upper level, a spacious equipped study and two good sized additional bedrooms await, each with its own ensuite bathroom, quality wood laminate flooring, built-in cupboards, air conditioning, and private