

1

Zambezi Drive



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

THE PERFECT FIT FOR THE STARTER FAMILY !!

WEB REF: RL4395

R5,600,000

ERF SIZE: 621m²

FLOOR SIZE: 270m²

RATES AND TAXES: R5,968

LEVIES: R3,356



3



2



2

Ideally located in the safe and sought-after Waterfall Village Estate, this quaint and perfectly designed 3-bedroom, 2-bathroom home is ideal for a growing family. Pet-friendly and full of character, this home captures your heart the moment you step through the dark wood front door.

A short entrance passage leads to double-volume, open-plan entertainment areas, featuring exposed wood beams that enhance the spacious, inviting atmosphere. The all-tiled living space includes a beautifully appointed kitchen with a central stone-top island, perfect for casual meals with seating for four. Furthermore the kitchen boasts a gas stove top, hob, ample wood-accented drawers, and built-in cabinetry, with space for a double-door fridge, microwave, and other essentials. Adjacent is a practical scullery with built-in cupboards, a wash-up bay, and additional prep space, keeping your kitchen clutter-free.

The dining area, conveniently located just off the kitchen, ensures effortless entertaining, while three steps lead up to a warm and cozy lounge and family room. This elevated living space features a high-quality Nestor Martin closed-combustion fireplace, perfect for chilly evenings. Large glass doors seamlessly connect the lounge to a covered patio, creating an impressive indoor-outdoor flow—ideal for family gatherings and celebrations.

Adding to the charm is a spiral staircase, crafted from black iron and dark wood, leading to a spacious loft above the kitchen. Whether used as a pyjama lounge, private study, or creative nook, this versatile area offers plenty of possibilities.

The home's two additional bedrooms are situated off the lounge, both with wood laminate flooring, built-in wood accent cupboards, and large windows that flood the rooms with natural light. One of the bedrooms opens onto the garden, providing extra privacy for guests or older children. A full bathroom services both bedrooms as well as any guests.

Just down the passage and up three steps lies the master suite—a serene retreat featuring plush carpeting, air conditioning, a ceiling fan, and a glass slider opening onto a private patio. The suite includes a luxurious ensuite bathroom with a freestanding soaking tub, a large shower, and sleek white vanity cupboards with soft-close fittings. A well-lit his-and-hers walk-in wardrobe completes this tranquil space.

