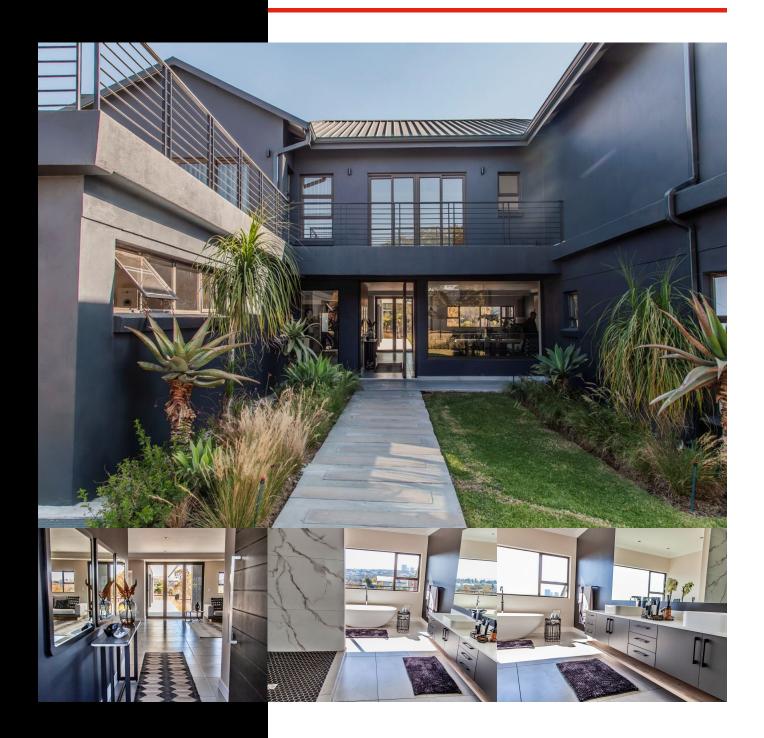
## 1260

## Bingini Falls Drive





## **Alma Brown**

Practitioner
Registered with PPRA

**Brian Hickson** 

Non-Principal Property

Candidate Property Practitioner Registered with PPRA 083 405 0000 brianh@lwp.co.za

083 947 2726 alma@lwp.co.za

Whilst every care has been taken in the preparation of this listing, we cannot be held responsible for any errors or omissions which may occur.



## LUXURY, SOPHISTICATION AND SPACE ALL IN ONE!!

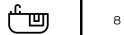
**WEB REF:** RL4413

R120,000 pm

ERF SIZE: 1,418m<sup>2</sup>
FLOOR SIZE: 1,017m<sup>2</sup>
RATES AND TAXES: R8,500

**LEVIES:** R4,200







This Unique and luxurious residence, situated in the prestigious Greenbelt district of Waterfall Country Estate, showcases a perfect blend of modern architecture and timeless elegance.

The grand entrance hall welcomes you into an open-plan living area where the kitchen, lounge, and dining room seamlessly merge to create an impressive all year round entertainment area. The airy space, highlighted by high ceilings and abundant natural light, is ideal for both hosting lavish gatherings and cherishing intimate family moments. There is a guest loo conveniently located to service all the lower-level entertainment areas.

The delightful chef's kitchen, equipped with top-class quality appliances, as well as eye-level ovens, a hidden fridge & freezer, chick gloss white soft close cabinetry, stone top centre island with breakfast bar, gas cook stove top and generous counter space, is designed for culinary excellence, catering for any dining experience.

The living area extends effortlessly to a covered patio complete with a built-in braai and loads of seating space making it perfect for any weather outdoor entertaining. Surrounded by a beautifully landscaped established garden, the patio offers the outdoor space needed whilst kids play and splash in the generous-sized pool.

On the upper level of the home, one will find the 7 bedrooms, Each with its own stunning ensuite bathrooms, ensuring unparalleled comfort.

But the master suite stands out as a luxurious retreat. It features an ensuite bathroom fit for a queen with top-class tiling, finishes and fittings, it also boasts a his and hers walk-in closets, a private study, and a kitchenette, all while offering stunning views over waterfall and the adjacent greenbelt.

There is a home's basement that could easily be designed to accommodate a cinema, yoga or games room, giving one the option to create your own space.

Additional highlights of this entertainer's paradise include 5 garages with additional open paved parking, a dedicated bar, solar panels with Inverter system for backup power, gas geyser, Fibre Internet, staff accommodation, and ample space to accommodate your lifestyle.

