

# Waterberry Villa

Location: Keurbooms River in a secure estate with direct access to the river

Sleeps 10

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## Entrance

Hallyway – bedrooms to the right and open plan living areas to the left

## Living Area

- L-shaped leather lounge suite
- Flat screen TV with DSTV
- Wood burning fire place
- Ottoman
- Large sliding doors open onto a covered patio

## Kitchen Area

- Long wooden built in kitchen table – 6 seater
- Kitchen counter with 6 chairs
- Smeg gas stove and oven with extractor fan
- Smeg coffee maker
- Kettle
- 4 Slice toaster
- Snowmasters double door drinks fridge
- Air fryer
- Microwave
- Saeco espresso machine
- Double door fridge / freezer

## Scullery

- Smeg fridge
- Washing machine and dryer
- Dishwasher
- Double sink
- Snowmaster ice machine
- Door leading outside to clothes rack and outside sink
- Door leading into garage – access to the inverter

## Guest bathroom

- Toilet, basin

## Covered patio

- Large retractable glass doors to enclose the full patio area
- Built in braai / barbeque
- Weber braai / barbeque
- Wooden dining table with seating for 12
- Lounge area with coffee table, 1 x 3 seater leather sofa, 1 x 2 seater sofa

**Bedroom Area – right of the open plan living areas**  
**Has own access and can be locked from rest of the house**

- Kitchenette:
  - Saeco coffee machine
  - Kettle
  - Single door fridge / freezer
  - Microwave
  - Single sink
  - Cutlery & crockery
- 3-Seater sofa
- Flat screen TV
- Sliding doors open up to the garden

**Bedroom 1**

- 2 x Single beds
- Freestanding wardrobe
- 1 x Bedside table
- En-suite bathroom: large shower, single basin, toilet

**Bedroom 2**

- 1 x Queen size bed
- Freestanding wardrobe
- Desk and chair
- 2 x Beside tables and lamps
- Garden views

**Bathroom – services bedroom 2**

- Large walk-in shower, single basin, toilet

**Bedroom Area to left from hallway entrance**

**Bedroom 3**

- 1 x Queen size bed
- 2 x Bedside tables with lamps
- 2-Seater sofa
- Freestanding wardrobe
- En-suite bathroom: large walk-in shower, single basin, toilet
- Large sliding doors lead out to a wooden deck overlooking river
  - 2 x loungers

**Bedroom 4**

- 2 x Single beds
- Bedside table with lamp
- Freestanding wardrobe
- Desk and chair
- Sliding door leads out to deck – connects with pathway to the river
- En-suite bathroom: large walk-in shower, single basin, toilet

## **UPSTAIRS**

### **TV Lounge**

- Large 3-seater sofa
- Flatscreen TV

### **Bedroom 5**

- 1 x Queen size bed
- 2 x Bedside tables and wall lights
- Chest of drawers
- Door leads out to a wooden deck with views of the river
- En-suite bathroom: large walk in shower, single basin, toilet

### **Bedroom 6 – locked and not available for tenant's use**

### **Outside**

- Wooden pathway leading from the house towards the river
- Fire pit with built in seating

### **Equipped**

- Wi-Fi
- Inverter
- Safe
- Alarm and outside beams
- Mooring
- Direct river access

### **Garage**

- Not available for tenants use

### **Parking**

- Open parking

### **House Rules**

- No smoking
- No parties
- No pets

### **Housekeeping Services**

- Enquire with Reservations

*We trust you will enjoy this stunning property!  
Please see map below*

