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Bryanston  
2021



Web Ref RL2838



R4,599,000

 3  2  3

**Monthly Bond Repayment** R47,470.34  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R353,899.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R4,050 **Monthly Rates** R3,180.4

### CHARMING SIMPLEX CLUSTER IN SOUGHT-AFTER GUARDED ESTATE!!!

The inviting entrance opens to bright, sunny and spacious open plan reception rooms with fitted bar and flow to the entertainer's patio with gas braai overlooking a stunning garden and sparkling pool.

Large eat-in kitchen with separate laundry/ scullery opens to a courtyard and staff accommodation.

The central pyjama lounge leads to 3 bedrooms. Main en-suite bedroom with dressing room has sliders that open to the manicured garden. The other 2 bedrooms are serviced by a full bathroom and have sliding doors to the garden.

Further this property has 3 garages with direct access to the home. Extras includes airconditioners, generator, underfloor heating, water storage tanks for garden water and 24 hour guarded security.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 3

#### Exterior

Garages 3  
Security Yes  
Dom. Accom. 1  
Pool Yes

#### Sizes

Floor Size 455m<sup>2</sup>  
Land Size 1,026m<sup>2</sup>

