

## PRIME RESIDENTIAL REAL ESTATE



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## R7,799,000

 4  4.5  2

**Monthly Bond Repayment** R79,177.71

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R727,118.00 **Bond Costs** R75,285.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,000

## 4 Bedroom Cluster For Sale in Bryanston

You are welcomed into the double volume entrance with a feature staircase. The entrance flows elegantly to the open plan lounge, dining room and kitchen. The living area, offering a guest cloakroom, leads through folding aluminium doors to the Pagoda covered patio, Fire Pit, optional Pool, and easy to maintain wrap-around garden.

The kitchen boasts a separate pantry and scullery leading to the courtyard with a staff suite. Still on the ground level, the home boasts a guest bedroom en-suite for the stayover guests.

The upstairs one is delighted to find the Pyjama Lounge and 3 spacious Bedrooms, en-suite, and a Study. The main Bedroom boasts a walk-in dressing area and balcony to enjoy the spectacular view of the Jacaranda-lined Road with a 24-hour manned boomed.

This exclusive new development...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	4.5
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	No
Views	No

### Sizes

Floor Size	442m <sup>2</sup>
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### Extras

WiFi / Fibre, 5 kva inverter, 5kWh lithium battery, 6 x 450W solar panels, SMEG kitchen appliances, 1000 Litre Water Tank, Optional Swimming Pool