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Contact Head Office

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5 Somerset Office Park  
5 Libertas Road  
Bryanston  
2021

UNDER OFFER



SOLE MANDATE

Web Ref RL3583



R1,750,000

3 2.5 2

**Monthly Bond Repayment** R17,471.65

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R58,141.00

**Bond Costs** R30,875.00

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

**Monthly Levy** R700

**Monthly Rates** R1,383

Lovely family home in secure complex close to Bryanston & Sandton

Offers from R1.75M will be considered. Seller asking R1.85M.

This charming freestanding home in small estate on the Bryanston border, is ideal for a family wanting easy access to Bryanston, Sandton and surrounds. Downstairs, the open plan living space flows seamlessly from the entrance hall to dining / kitchen and living room. The lounge and dining areas flow out through double doors onto a covered patio and low maintenance garden.

The upstairs comprises of main bedroom with ensuite bathroom, dressing room and balcony with stunning views of Sandton; a generous 2nd bedroom and family bathroom; PLUS huge additional room with gorgeous views, which could be used as 3rd bedroom / pajama lounge or studio. There is also a study/babies' room upstairs.

Extras include guest loo downstairs; automated double garage leading into entrance...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

### Sizes

Floor Size	315m <sup>2</sup>
Land Size	352m <sup>2</sup>