



**Jonathan Broekman**  
0834441155  
jonathan@homesofdistinction.co.za



**Susan Tiley**  
0837763184

sue@homesofdistinction.co.za

Contact Head Office

011 7068238

5 Somerset Office Park  
5 Libertas Road  
Bryanston  
2021



Web Ref RL3547



**R7,999,000**

 4  4  3

**Monthly Bond Repayment** R81,208.16

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R749,118.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R4,650 **Monthly Rates** R5,045

### GOLF COURSE FRONTAGE PLUS SECURE ESTATE LIVING AT ITS FINEST

Offers from R7.99M will be considered. Seller asking R8.9M. This exquisitely appointed 4-bedroom home with views of the Bryanston Golf Course offers double volume entrance hall with sweeping staircase onto generous open plan living spaces with French oak floors onto a huge all-weather patio and rim flow pool and private garden. Then chef's kitchen with wine cellar into the dining room, PLUS 2 spacious ensuite bedrooms and separate guest loo, complete the downstairs footprint.

Upstairs landing opens onto a large balcony boasting a bar, kitchenette ideal for chilled evenings at home watching golden sunsets over the golf course. The luxurious master suite has walk in dressing room and dreamy spa-like bathroom. The second upstairs bedroom has gorgeous views, a walk in dressing room and huge ensuite bathroom. PLUS 3 garages,...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	512m <sup>2</sup>
Land Size	1,093m <sup>2</sup>