



MALHERBEX™  
PROPERTY GROUP



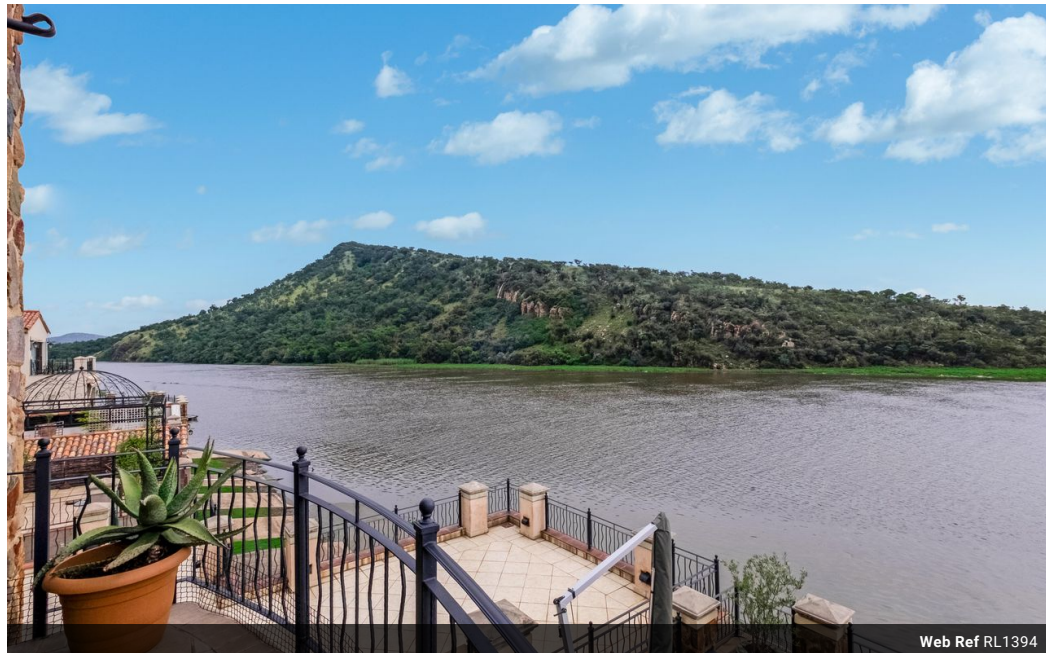
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Unit 1 Cyrus House (Building 13) Mulberry  
Hill Office Park, Dainfern, Sandton, 2191

## 4 Bedroom House For Sale in Estate D' Afrique



Web Ref RL1394



R4,900,000

🛏 4 🛁 4.5 🚗 2

**Monthly Bond Repayment** R49,746.22

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R391,345.00 **Bond Costs** R61,035.00

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

**Monthly Levy** R3,600 **Monthly Rates** R2,500

### Exquisite Waterfront Home in Estate d'Afrique

Presenting a remarkable opportunity to own a newly renovated waterfront family or holiday home in the prestigious Estate d'Afrique, nestled in the serene Broederstroom area. As you step inside, you are immediately captivated by the grandeur of a double-volume staircase, gracefully framed by an elegant aluminum balustrade and a statement chandelier, setting a sophisticated and welcoming tone throughout this impeccably designed, ultra-modern home.

The ground floor offers a versatile, informal TV lounge adjacent to an en-suite guest room, providing an intimate space for guests with the added privacy of its entrance. At the heart of this home is a vast, open-plan living area that beautifully merges the kitchen, dining room, and built-in bar, perfect for both everyday living and entertaining.

Upstairs, you'll discover a...

### Features

**Pets Allowed** Yes

#### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 4   |
| Bathrooms    | 4.5 |
| Kitchens     | 1   |
| Recep. Rooms | 3   |
| Furnished    | No  |

#### Exterior

|          |       |
|----------|-------|
| Garages  | 2     |
| Security | Yes   |
| Pool     | Yes   |
| Views    | False |

#### Sizes

|            |                     |
|------------|---------------------|
| Floor Size | 420m <sup>2</sup>   |
| Land Size  | 3,300m <sup>2</sup> |



<https://www.malherbex.com>