



MALHERBEX™  
PROPERTY GROUP



Willie Malherbe  
0834257174  
willie@malherbex.com

Contact Head Office

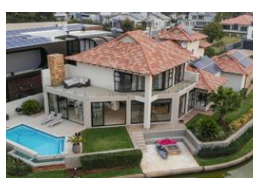
011 7869364

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

## 4 Bedroom House For Sale in The Islands Estates



Web Ref RL1184



R7,100,000

🛏️ 4 🛁 3.5 🚗 2

**Monthly Bond Repayment** R72,081.26

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R650,228.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R3,588 **Monthly Rates** R3,000

### Unique opportunity in sought after development

Open plan, tiled roof, modern, airy double-storey home. North-East facing onto canals, with extensive aluminium windows and sliding doors, leading from open plan lounge/dining room/kitchen area onto large patio with infinity pool and separate braai area. Open plan kitchen boasts 6 plate gas hob with electric oven, central island with marble tops, separate laundry area and pantry. Triple volume entrance hall with downstairs study, guest loo and en-suite guest room. Upstairs comprises 3 bedrooms, 2 bathrooms (main en-suite). Air conditioning and central vacuum system. Wrap around upstairs patio leading from bedrooms. Entire home tiled throughout. Staff accommodation with bedroom, bathroom with shower. Double volume double garage with extra work space and golf cart section, plus extra outside parking. The home also has...

### Features

**Pets Allowed** Yes

#### Interior

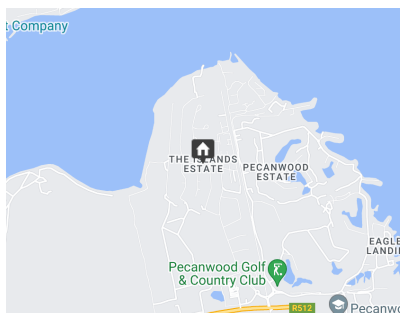
Bedrooms	4
Bathrooms	3.5
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	430m <sup>2</sup>
Land Size	990m <sup>2</sup>



<https://www.malherbex.com>