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PROPERTY GROUP



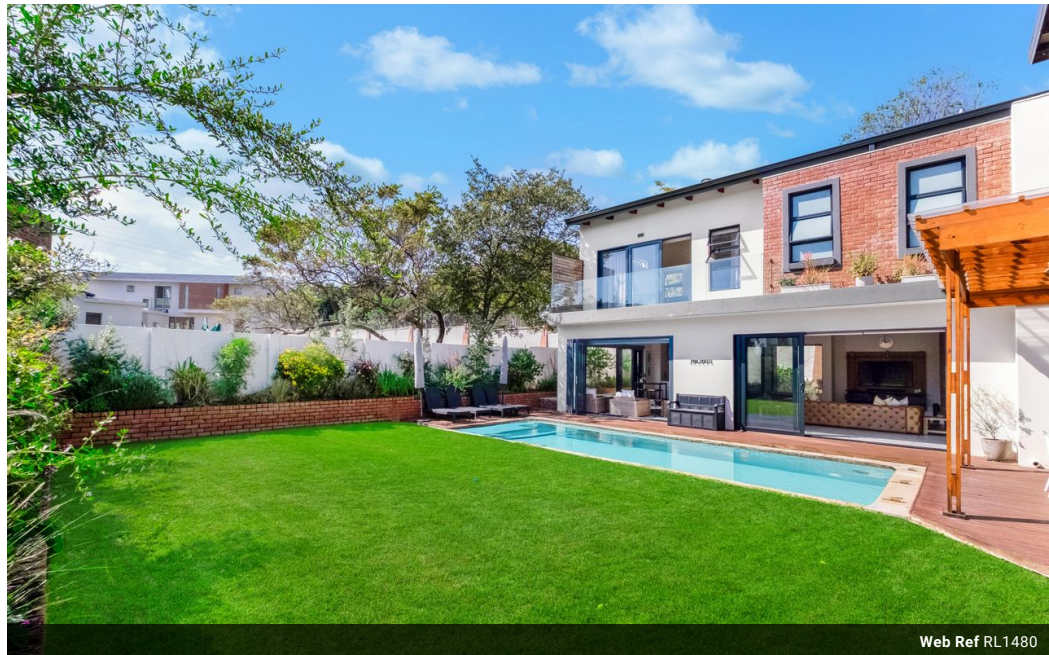
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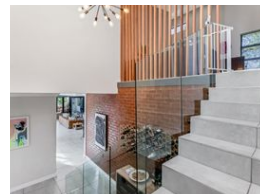
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Unit 1 Cyrus House (Building 13) Mulberry  
Hill Office Park, Dainfern, Sandton, 2191

## 4 Bedroom House For Sale in Helderfontein Estate



Web Ref RL1480



R8,800,000

4 5 2

**Monthly Bond Repayment** R89,340.15

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R843,214.00 **Bond Costs** R80,035.00

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

### Modern Eco-Luxury Living in Helderfontein Estate

Prime Phase 2 - Ideally Positioned by the School

Step into a harmonious blend of modern luxury and sustainable design, perfectly positioned in Phase 2-right next to the school. This move-in-ready residence offers a seamless indoor-outdoor lifestyle, thoughtfully designed for comfort, style, and eco-conscious living.

At the heart of the home, the gourmet kitchen is fully equipped with a gas hob, prep basin, separate scullery, and walk-in pantry - offering both functionality and style. Upstairs, a handy kitchenette, air conditioning, and a generous PJ lounge provide a comfortable retreat, while a private study makes working from home a breeze. A guest bedroom on the ground floor, along with a separate bathroom, ensures visitors feel right at home.

The open-plan layout flows effortlessly from elegant interiors to a...

### Features

#### Interior

Bedrooms	4
Bathrooms	5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

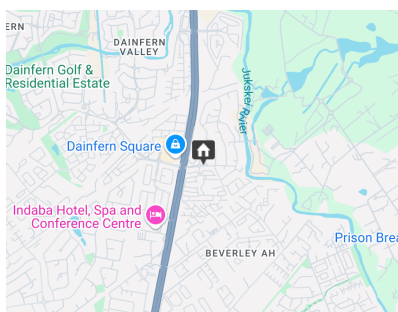
Garages	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	450m <sup>2</sup>
Land Size	860m <sup>2</sup>

#### Extras

Air Conditioner Water Tank



<https://www.malherbex.com>