



MALHERBEX™  
PROPERTY GROUP



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

## 3 Bedroom Cluster For Sale in Broadacres



SOLE MANDATE

Web Ref RL971



R2,999,999

3 2.5 2

**Monthly Bond Repayment** R30,456.86

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R160,210.89 **Bond Costs** R42,185.00

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

**Monthly Levy** R2,300 **Monthly Rates** R1,500

### 3 Bedroom home in secure estate

Sole/Exclusive Mandate

Discover your dream home in a secure estate, completely energy efficient, with full solar backup power and water backup.

We welcome you to your new oasis of tranquility in the prestigious Stratford Gardens Estate, Broadacres. Nestled in a serene community, this 3-bedroom free-standing home epitomizes family living. Security and elegance embrace you as you step through the grand wooden entrance door.

The kitchen is a culinary masterpiece, featuring granite counter tops, a sleek extractor fan, and an electric hob and stove. Abundant built-in cupboards and a separate scullery ensure your kitchen is as functional as stylish.

The living and dining area exudes warmth and invites you to relax and is fitted with a 32000 BTU inverter air-conditioner. (not connected to the solar) The living areas...

### Features

**Pets Allowed** Yes

#### Interior

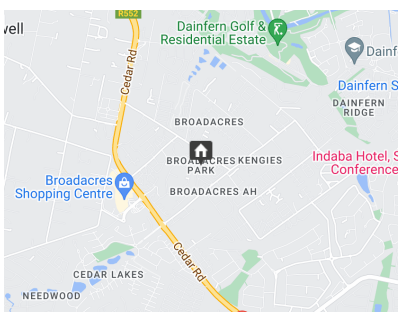
Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2

#### Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	No

#### Sizes

Floor Size	263m <sup>2</sup>
Land Size	357m <sup>2</sup>



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