



MALHERBEX™  
PROPERTY GROUP



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

## 4 Bedroom Cluster For Sale in Bryanston



Web Ref RL1564



R5,650,000

4 4 2

**Monthly Bond Repayment** R56,408.46

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R479,478.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R4,500 **Monthly Rates** R3,000

### Elegant Family Living in the Heart of Bryanston

This sophisticated residence combines elegant design with seamless functionality, offering the ultimate setting for modern family living and effortless entertaining. Perfectly positioned within a secure, highly desirable complex, it delivers both privacy and prestige in equal measure.

A welcoming entrance leads into a refined formal lounge, complete with a wood-burning fireplace, setting the tone for warmth and comfort. The adjoining dining space flows naturally into the home's culinary centre – a stylish, open-plan kitchen featuring Caesarstone counters, a breakfast bar, gas hob, extractor, and under-counter oven. A separate scullery, with room for two appliances, ensures convenience and keeps the main space clutter-free.

The kitchen overlooks a relaxed family TV lounge, encouraging connection and easy everyday living.

All...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

|                     |       |
|---------------------|-------|
| Garages             | 2     |
| Carports / Parkings | 2     |
| Security            | Yes   |
| Dom. Accom.         | 1     |
| Pool                | Yes   |
| Views               | False |

#### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 450m <sup>2</sup> |
| Land Size  | 595m <sup>2</sup> |