



MALHERBEX™  
PROPERTY GROUP



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

## 4 Bedroom Townhouse For Sale in Bryanston

NEW



SOLE MANDATE

Web Ref RL1561



R3,450,000

🛏 4 🛁 2.5 🚗 1

**Monthly Bond Repayment** R34,444.11

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R216,355.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R3,120 **Monthly Rates** R2,043

## 4 Bedroom Townhouse For Sale in Bryanston

Modern Luxury in the Heart of Bryanston

Step into sophisticated living with this contemporary 4-bedroom, 2.5-bathroom duplex, located in the sought-after Basalt Bryanston Estate. Designed for modern lifestyles, this smart home can be functioned on a app. It is move in ready and includes free uncapped 20Mbps fibre.

The welcoming entrance flows into an expansive open-plan living area, where stacked patio doors open onto a private garden, perfect for seamless indoor outdoor entertaining. The adjacent designer kitchen is finished with sleek cabinetry and state of the art appliances, ideal for both casual and gourmet dining.

Upstairs, you'll find four generously sized bedrooms. The main suite features a luxurious en-suite bathroom with both bath and shower, while the remaining three bedrooms share a full bathroom. A dedicated...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	No
Views	True

### Sizes

Floor Size	193m <sup>2</sup>
Land Size	200m <sup>2</sup>

### Extras

24 Hour Access Double Storey Balcony Gym Aluminium Window

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