



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 Hurlingham

UNDER OFFER



Web Ref RL1137



R6,950,000

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**Monthly Bond Repayment** R70,558.41

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R628,266.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R1,500 **Monthly Rates** R7,000

### Modern Luxury Living

Nestled within a secure estate enclave of six homes on the cusp of Hurlingham and Sandhurst, this contemporary 4-bedroom cluster epitomizes luxurious living.

Architecturally designed to marry minimalism with refined finishes, this home boasts a prime location with convenient access to premier private schools, as well as the bustling hubs of Sandton, Hyde Park, and Rosebank. This home offers lock-up-and-go convenience, requiring minimal maintenance, and is perfectly positioned for modern living.

Step through the double-volume entrance into an open-plan reception area, seamlessly connecting the lounge and formal dining space. These areas spill out onto an expansive wrap-around covered patio, perfect for entertaining, overlooking an inviting infinity pool. Positioned perfectly in the middle is a gas heater perfect for the...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

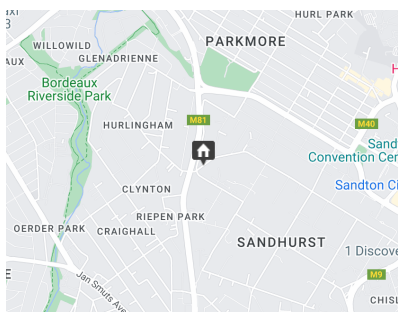
Garages	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	715m <sup>2</sup>
Land Size	848m <sup>2</sup>

#### Extras

Balcony Private Pool Security Pets Allowed Walk-in Closet Study Electric Gate Electric Garage  
Open Plan Oven & Hob



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