

PRIME RESIDENTIAL  
REAL ESTATE



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**R5,860,000**

 4
  4
  1

**Monthly Bond Repayment** R60,486.24  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R502,407.00    **Bond Costs** R65,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R4,200

## 4 Bedroom House For Sale in Bryanston

Ideal! Work from Home with the Extended Family.

The ideal home is waiting for the blended family who wishes to house everyone under one roof with ample space for the privacy required in a large family.

This charming traditional Bryanston home offers 3 bedrooms, plus full one bedroom guest cottage, currently, privately situated next to the spacious house but with private entrance and garden. This bedroom can easily be incorporated back into the main home or left exactly as it is for the Grandparents or extended family. In addition it boasts a pool bedsitter en-suite for students wishing to have a pad of their own.

### MAIN HOUSE:

On entering the homestead, through the hall with a generous guest cloakroom, you will be delighted by the spacious lounge leading onto a superb patio overlooking the...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	1
Security	Yes
Dom. Accom.	1
Pool	No
Views	No

### Sizes

Floor Size	380m <sup>2</sup>
Land Size	3,569m <sup>2</sup>

### Extras

WiFi / Fibre, Sprinkler system, Solar Geyser, Solar backup, Generator backup, Water Storage, Kitchen: Wood and granite tops, Kitchen: Double fridge space, pantry, scullery and 3 wet appliances, Fireplace: Lounge / dining room, Flatlet: 1 Bed, lounge / dining room