



**Muriel Harrison**  
083 479 5527  
muriel@threepercent.com



**Garvin Ogden**  
064 504 6359



**Rene Ogden**  
062 951 4138  
rene@heynikeinc.co.za

Contact Jhb - Randburg, Sandton,  
Roodepoort & surrounds

011 7924360

34 6th Street  
Parkhurst  
Johannesburg  
2193

## 3 Bedroom Duplex For Sale in Bryanston



SOLE MANDATE

Web Ref RL25478



**R1,995,000**

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**Monthly Bond Repayment** R20,592.16

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R74,906.00

**Bond Costs** R32,760.00

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

**Monthly Levy** R2,662.9

**Monthly Rates** R1,359.6

### Modern 3-Bedroom Duplex with Private Garden, Stylish Interiors & Fantastic Complex Amenities

This beautifully presented 3-bedroom duplex offers a seamless blend of comfort, convenience, and contemporary style – all set within a secure, family-friendly complex featuring a clubhouse, communal swimming pool, and children's playground.

Downstairs, the open-plan living and dining area welcomes you with natural light, neutral tones, and tiled flooring, flowing effortlessly into a sleek, fully fitted kitchen. Designed for functionality and flair, the kitchen boasts stone countertops, a gas hob, an undercounter oven, and space for all your appliances – including a front loader and dishwasher – plus a centre island perfect for prepping or entertaining.

Glass doors from the living space open to a private front garden, while the rear courtyard has been thoughtfully upgraded with a timber deck and covered awning, ideal for a...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	144m <sup>2</sup>
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