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## 3 Bedroom Duplex For Sale in Bryanston



SOLE MANDATE

Web Ref RL25982



**R1,980,000**

**Monthly Bond Repayment** R19,767.92

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R74,108.00 **Bond Costs** R32,760.00

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

**Monthly Levy** R2,707.7 **Monthly Rates** R1,387.2

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### Stylish 3-Bedroom Duplex - Private Garden - Secure Lifestyle Estate

Step into this stylish and secure 3-bedroom, 2-bathroom duplex, perfectly positioned in a sought-after, family-friendly estate. Designed for comfort and convenience, this home offers modern finishes, energy-efficient features, and access to outstanding lifestyle amenities – including a clubhouse, sparkling communal pool, and children's play area.

The open-plan lounge and dining area is bright and welcoming, flowing effortlessly into a sleek, well-equipped kitchen with stone countertops, a gas hob, undercounter oven, and space for both a dishwasher and front loader.

Glass doors open to a covered patio and private, pet-friendly garden – perfect for entertaining or relaxing. A separate courtyard off the kitchen provides additional utility space, ideal for laundry.

Upstairs, you'll find three well-proportioned bedrooms, all with...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Floor Size	141m²
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	1	Pool	Yes		
Furnished	No	Views	False		