



**Neil Hopwood**

Principal Property  
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**Bryan Biehler**

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Contact Sandton

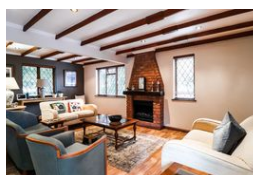
011 7894448

Huizemark Block 2A  
Bryanston Gate Office Park  
170 Curzon Road  
Bryanston  
2191



SOLE MANDATE

Web Ref 6988728



R3,950,000

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**Monthly Bond Repayment** R40,101.54

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R275,550.00 **Bond Costs** R51,610.00

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

**Monthly Levy** R2,885 **Monthly Rates** R2,586

The epitome of lock-up and go.....absolutely magnificent townhouse with separate 1 bedroom cottage

Built with dedication and precision and set in the most beautiful of gardens with plenty of trees nestles this quaint find on the first floor – come and make it yours today.....

As you walk up the staircase into the patio area, one feels the warmth and sense of comfort surrounding one.....walking into the home you enter the open plan living area with spacious lounge complemented with a gas fireplace, comfortable dining area with easy access to the kitchen with lovely breakfast counter.

One bedroom and full bathroom downstairs, as well as a guest toilet, followed by 2 sunny bedrooms upstairs, both en-suite with the main having a walk-in closet. Patio downstairs with retractable awning is spacious for entertaining and leads into the separate family room with built in bar and gas fireplace. Last but not least, there is a...

## Features

### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	5

### Exterior

Garages	1
Security	Yes
Pool	Yes