



**Amy Gopal**

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 115 188 7)

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agopal@huizemark.com



**Boitumelo Mentoro**

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Practitioner  
Registered with PPRA  
(FFC 116 111 9)

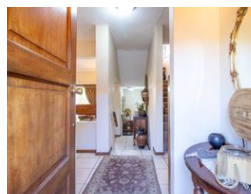
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Contact **Sandton**

**011 7894448**

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



**R1,439,000**

3 2.5 1

**Monthly Bond Repayment** R14,853.19

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R43,955.00

**Bond Costs** R28,990.00

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

**Monthly Levy** R3,003

**Monthly Rates** R1,055

### Exclusive 3-Bedroom Gem in Secure Complex

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Discover a rare opportunity in a prestigious, secure complex. This exceptional property boasts two distinct levels, featuring three generous bedrooms with ample built-in cupboards. The carpeted floors and stairs add a touch of warmth, while modern tiling enhances the rest of the home. Key Features: Charming entrance hall, both welcoming and functional. 3 Spacious bedrooms are a rare find. So are 2 bathrooms and a guest loo. Giving you convenience and comfort. Generous Lounge & Dining Room on separate levels for distinct living spaces. A large Exclusive Use garden - neat and beautifully maintained. Secure parking with a single garage with an automated door, plus a covered and gated carport.

Yesteryear styled kitchen, yet well-laid out for practical use. This property is perfect for...

### Features

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes

#### Sizes

Floor Size	135m <sup>2</sup>
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