



## Modern duplex villa.

4 3.5 2

This immaculate modern duplex villa offers a blend of contemporary design and luxurious comfort. The lower level features a stylish kitchen with a sleek breakfast bar, a gas hob, a scullery, and a spacious pantry — perfect for the home chef. The kitchen seamlessly flows into a generously sized living area, which is elegantly tiled throughout and offers a bright and airy space for entertaining or relaxation. The living area extends out to a low-maintenance garden with a sparkling swimming pool, creating a peaceful outdoor retreat. Upstairs, you'll find a lavish master bedroom that exudes space and tranquility, along with a large guest bedroom en suite. Two additional well-sized bedrooms share a modern family bathroom. Notable extras include a gas fireplace in the living area, air conditioning throughout, backup power, prepaid electricity, and excellent security with armed response via CAP. Ideally situated behind the Hobart shopping precinct, the villa enjoys convenient access to...

## Features

### Interior

Bedrooms	4	Bathrooms	3.5
Kitchens	1	Recep. Rooms	2

### Exterior

Garages	2	Security	Yes
Pool	Yes	Views	False

### Sizes

Internal	253m <sup>2</sup>
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### Financial

Rates	2082.00
Levies	3444.00



## Bryanston at a glance

Bryanston: A Prestigious Suburb Blending Luxury, Convenience & Lifestyle Aerial view of Bryanston from Hamilton's Property Portfolio house Image source: <https://tinyurl.com/5ebbesfe>  
 Bryanston is a prestigious suburb that combines refined living with everyday convenience. It's proliferation of trees contribute to Johannesburg's accolade of being recognised as the biggest urban forest in the world. Close to Sandton and areas like Sandhurst and Fourways, it offers a unique mix of elegant homes, robust community infrastructure and excellent amenities - all of which appeal to homeowners, families and investors alike. Its strategic location, proximity to top schools, reliable healthcare facilities and efficient transport links further...



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