## HAMILTON'S

### R28,000,000 Bryanston, Sandton



# Beautifully positioned, perfectly finished and so very unique!

Beautifully positioned, perfectly finished and so very unique. Situated in one of Bryanstons top enclosures and on over an acre of parklike gardens this exquisite family home was designed for comfort, easy living and wonderful entertaining including a roof top terrace. Spacious receptions opening to the covered patio overlooking pool and garden, gourmet social kitchen with integrated appliances, 4 spacious bedroom suites with luxury bathrooms, fitted study, pyjama lounge, garaging for 7, good staff accommodation. Features include oak floors, fireplaces, designer bar area, borehole, solar system, water features, outdoor braai area, firepit, UFH and so much more. If you are looking for a top quality home then this is a must to view!

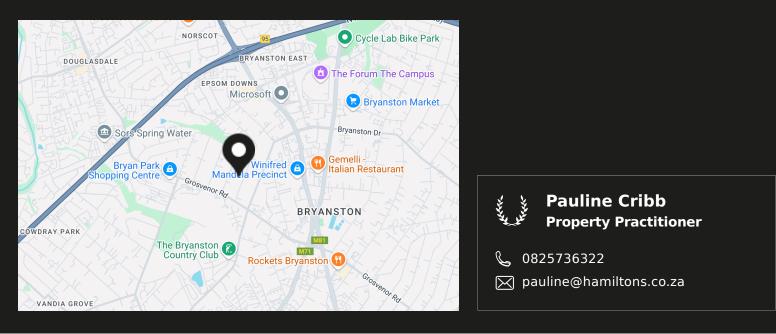
#### Features

Interior				Exterior			
Bedrooms Kitchens Studies	4 1 1	Bathrooms Recep. Rooms	4.5 4	Garages Security Views	7 Yes True	Domestic Accor Pool	n. <u>1</u> Yes
Sizes							
Internal External	1030m² 4176m²						



### 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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