# HAMILTON'S

### R8,990,000 Bryanston, Sandton



## Immaculate family home on an acre in the 🛛 🛱 6 🚽 4.5 🚰 2 Devonshire Park Security enclosure,

#### Bryanston East

A warm and spacious family home in a glorious acre of land within the sought after Devonshire enclosure. Welcoming entrance with doors leading out to the garden. Beautiful lounge with feature fireplace and leading to the entertainer's patio overlooking the pool, elegant dining room and gourmet social kitchen open plan to the family area and breakfast courtyard. Guest room with en-suite bathroom and dressing area, 2nd bedroom, bathroom and study downstairs. 4 bedrooms upstairs including the luxury main bedroom with dressing area, pyjama lounge/playroom. Garaging for 2 and large motor forecourt. Plus separate 2 bedroom cottage or luxury staff suite. Borehole, solar inverter, solid wooden flooring, fireplaces. Excellent subdivision potential. An immaculate home in an excellent location.!!

#### Features

| Interior                        |                 |                           |           | Exterior                     |                    |                               |
|---------------------------------|-----------------|---------------------------|-----------|------------------------------|--------------------|-------------------------------|
| Bedrooms<br>Kitchens<br>Studies | 6<br>1<br>1     | Bathrooms<br>Recep. Rooms | 4.5<br>4  | Garages<br>Security<br>Views | 2<br>Yes<br>True   | Domestic Accom. 2<br>Pool Yes |
| Sizes                           |                 |                           | Financial |                              |                    |                               |
| Internal<br>External            | 653m²<br>4084m² |                           |           | Rates<br>Levies              | 4923.00<br>1350.00 |                               |





#### 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...

