



3 Bed all en-suite duplex villa.

3 3.5 2

located in a quiet corner of the complex this unit offers an open plan living area and modern kitchen complimented with a built in fire-place. Off of the living area is an outdoor patio with built in braai and large garden area. The upstairs features 3 spacious en suite bedrooms with high volume ceilings. The property also has a storeroom and a double garage. Well-positioned on Bryanston drive with excellent 24Hour security.

## Features

### Interior

Bedrooms	3	Bathrooms	3.5
Kitchens	1	Recep. Rooms	2

### Exterior

Garages	2	Security	Yes
Pool	No	Views	True

### Sizes

Internal	213m <sup>2</sup>
External	244m <sup>2</sup>

### Financial

Rates	2419.00
Levies	2707.00




## 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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