



HAMILTON'S

PROPERTY  PORTFOLIO

the boutique experience

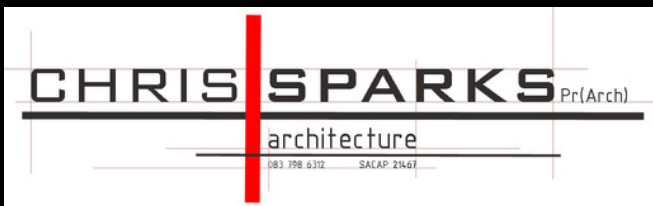
off plan development
ptn 2&3 48 st Audley road, bryanston

web ref: nd48staudley



artists impression

photos of previous similar developments



Although every care has gone into the publication of facts regarding the property, Hamilton's Property Portfolio, nor the Agent accepts any responsibility for the correctness hereof.

E & OE

Hamilton's Estate Agency CC t/a Hamilton's Property Portfolio | CK 2003/028949/23
Registered with the PPRA | Fidelity Fund Certificate F111903 | Verified Trust Account



48 st audley

ptn 2 & 3

**price (transfer duty land only)
from R 6 975 000**

key features

- Open Plan entertainment
- Covered patio
- Kitchen & Scullery
- Guest cloakroom
- PJ Lounge
- Study alcove

special features

- Double Volume Area
- 3m High ceilings with bulkheads
- 2,4m - 3m High doors
- Charcoal aluminium doors & windows
- Solar Geyser
- Solar PV Ready
- Smeg appliances
- Floating concrete staircase

ptn 2 @R6 975 000, R7 500 000:

- Stand size 1051m²
- House size 335m² or 376m²
- 4/5 en-suite Bedrooms
- Double Garaging
- Staff accommodation
- Optional Pool

ptn 3 @R8 300 000:

- Stand Size 1219m²
- House size 420 m²
- Games room / 2nd Lounge
- 5 en-suite Bedrooms
- Triple Garaging
- Staff accommodation
- Optional Pool

These 2 exclusive contemporary standalone homes, designed by sought after Chris Sparks architecture, are located in the heart of Bryanston.

Offering superb open plan entertainment areas, showcasing floating staircases and a large double volume area. Generous en-suite bedrooms, 2 with full bathrooms and an upstairs study alcove and PJ Lounge.

Build your dream brand new green home.

Select your own finishes and customise the plans to your specific needs.

Project Management is included helping guide purchasers throughout the process with architectural expertise assisting on selecting your finishes.

Find this OFF PLAN development on our website,
search residential new developments web reference "nd48staudley"

www.hamiltons.co.za



Land	Size m ²	Land Price	Plan Size m ²	Build Price (Incl VAT)	TOTAL
Ptn 2	1051	R1 850 000	335	R5 125 000	R6 975 000
			376	R5 650 000	R7 500 000
Ptn 3	1219	R2 100 000	420	R6 200 000	R8 300 000

alison stroobach | peter stroobach development specialists

Property Practitioners registered with the PPRA FFC#1153891 | FFC# 1179500

082 923 6501 | alison@hamiltons.co.za | 083 257 2374 | peter@hamiltons.co.za

28 tugela road, riverclub, gauteng, south africa

HAMILTON'S
 PROPERTY  PORTFOLIO

the boutique experience

www.hamiltons.co.za

