



Light, bright, North-facing contemporary home

3 2.5 2

CLUSTER - Light, bright, North-facing contemporary home set in a small cluster enclave in a centrally located, boomed enclosure in Bryanston East. This spectacular, non-boundary home on a 1000sqm stand offers lock-up-and-go convenience, excellent finishes, aluminium doors and windows throughout, and a maintenance-free indigenous garden. Covered entrance leads to 3 generous open plan receptions with quartz carpet flooring and double-sided gas fireplace. All open to spacious entertainer's enclosed patio with aluminium sliders on 3 sides overlooking the pool and mature indigenous garden. Gourmet kitchen - opening to breakfast courtyard - with centre island and prep bowl, fitted table, smeg gas/electric cooker, integrated Miele appliances and sep. scullery. Separate laundry room outside adjoining the staff quarters with bathroom, currently used as work from home office space. Security shutter to upstairs with screed floors. Generous, airconditioned main bedroom with dressing room and...

## Features

### Interior

Bedrooms	3	Bathrooms	2.5
Kitchens	1	Recep. Rooms	3
Studies	1		

### Sizes

Internal	450m <sup>2</sup>
External	1000m <sup>2</sup>

### Exterior

Garages	2	Domestic Accom.	1
Security	Yes	Pool	Yes
Views	False		

### Financial

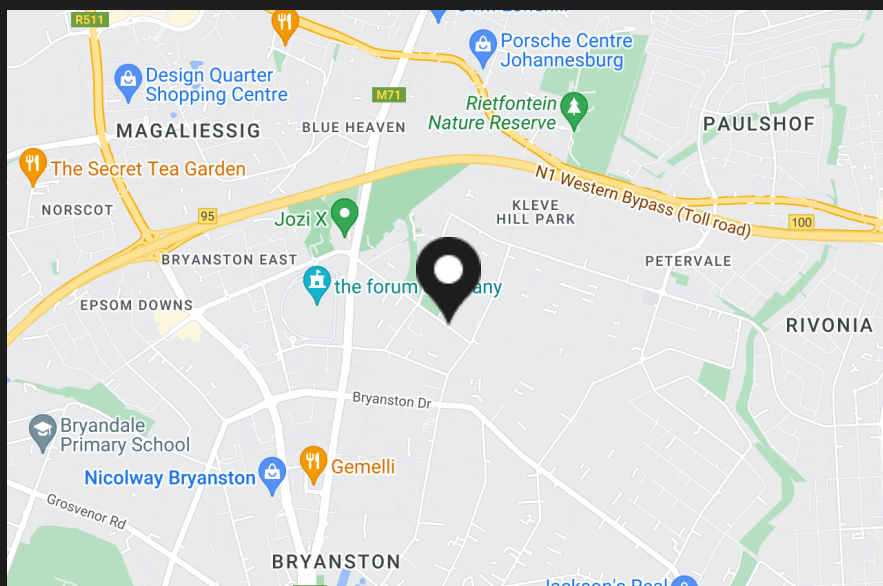
Rates	6000.00
Levies	400.00



## 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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