



## Top Tier Duplex Villa

3 3.5 2

Sophisticated Modern Duplex – Effortless Family Living & Entertaining This beautifully designed double-storey home offers the perfect blend of contemporary style, functionality, and security – ideal for families seeking a low-maintenance, lock-up-and-go lifestyle with no compromise on luxury. Step into a world of refined living, where the ground floor impresses with a sleek, modern kitchen featuring high-gloss cabinetry, a stylish centre island breakfast bar, and quality finishes throughout. The kitchen seamlessly flows into multiple open-plan living and dining areas, including an enclosed dining room that opens onto a spacious, covered entertainer's patio, perfect for hosting family and friends all year round. The home extends into a generously sized garden – ideal for kids, pets, or simply enjoying the outdoors in privacy. Upstairs, the home continues to impress with a versatile pyjama lounge or work-from-home office space, perfect for today's flexible lifestyle needs. All three...

## Features

### Interior

|          |   |              |     |
|----------|---|--------------|-----|
| Bedrooms | 3 | Bathrooms    | 3.5 |
| Kitchens | 1 | Recep. Rooms | 4   |

### Exterior

|         |    |          |       |
|---------|----|----------|-------|
| Garages | 2  | Security | No    |
| Pool    | No | Views    | False |

### Sizes

|          |                   |
|----------|-------------------|
| Internal | 260m <sup>2</sup> |
|----------|-------------------|

### Financial

|        |         |
|--------|---------|
| Rates  | 3897.00 |
| Levies | 4285.00 |



## Morningside at a glance

Morningside, Sandton: A World Within a City Morningside is one of Sandton's most sought-after suburbs - a place where city energy and suburban serenity strike a rare and elegant balance. Located just minutes from the economic and financial heart of South Africa, yet wrapped in tree-lined streets and an unmistakable sense of calm, Morningside offers a lifestyle that feels both elevated and grounded. It is home to a discerning community of professionals, diplomats, families and global investors who are drawn to its blend of premium real estate, top-tier amenities and enduring residential appeal. This is a suburb where convenience and comfort converge. Prestigious schools, private hospitals, boutique shopping centres, fine restaurants and world-class gyms are all...



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