



**Annatjie Otto**  
0845894334  
a.otto@remax-advantage.co.za



**George Ako**  
0612285520

george@remax-advantage.co.za

Contact RE/MAX-Advantage  
(Rosebank)

011 4476763

247 Jan Smuts Avenue, Dunkeld West 2196

NEW



Web Ref RADV-14592



**R2,700,000**

4 3

**Monthly Bond Repayment** R27,869.09

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R133,887.00 **Bond Costs** R40,300.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,670

### House For Sale in Bramley Park, Sandton

Discover this spacious and versatile family home in the desirable Bramley Park, Sandton. This property boasts four well-sized bedrooms with ample built-in cupboards. The main bedroom is a sanctuary with a large en-suite full bathroom. There's also a fifth space that can be used as an office or additional bedroom. Two full bathrooms (including the en-suite) and a convenient guest toilet with a hand basin.

A welcoming entrance room leads to a generously sized lounge featuring a built-in fireplace. Adjacent is a large dining room that opens to the outdoors. The dining room leads to what was once a swimming pool, now transformed into a serene koi pond stocked with koi fish.

A spacious kitchen equipped with both an electric stove and a gas grill with stove plates. Separate laundry and dishwashing rooms...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1

#### Exterior

Dom. Accom.	1
Pool	Yes
Views	No

#### Sizes

Floor Size	417m <sup>2</sup>
Land Size	1,983m <sup>2</sup>