



**MALHERBEX™**  
PROPERTY GROUP



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Unit 1 Cyrus House (Building 13) Mulberry Hill Office Park, Dainfern, Sandton, 2191

## 3 Bedroom Cluster For Sale in Broadacres



Web Ref RL1157



**R2,495,000**

**Monthly Bond Repayment** R25,753.10  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,320.00 **Bond Costs** R38,415.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3 2.5 2

**Monthly Levy** R2,600 **Monthly Rates** R1,500

### Charming Family Home in Tranquil Environment

Nestled within a sought-after estate in the Broadacres area, this charming 3-bedroom family home offers security and convenience in a tranquil environment.

The open-plan living space boasts a lounge and dining area with exquisite built-in cabinets and a focal point fireplace, perfect for cozy gatherings. The spacious kitchen features Caesarstone countertops, a convenient pantry cupboard, a gas burner, ample space for a double fridge, and a separate scullery. Entertaining is a breeze as the living space seamlessly flows onto a fully covered and enclosed patio, complete with stacking doors that lead to the expansive and secluded garden. A guest cloakroom downstairs adds practicality to the layout. Upstairs, three bedrooms await, all adorned with laminate flooring, alongside two stylish bathrooms boasting showers, baths, and...

### Features

Pets Allowed		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	230m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	2	Land Size	374m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1				
Furnished	No				

### Extras

Pets Allowed Private Garden Built-in Wardrobes Shared Pool Security Barbecue Area 24 Hour Access Guard



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