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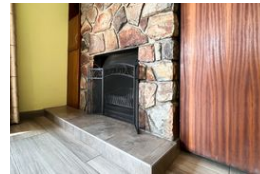
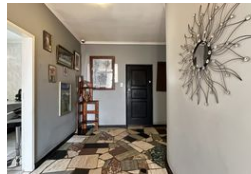
011 4476763

247 Jan Smuts Avenue, Dunkeld West 2196

NEW



Web Ref RADV-14877



**R2,970,000**

 5  4  2

**Monthly Bond Repayment** R30,152.30

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R157,655.00 **Bond Costs** R42,185.00

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

**Monthly Rates** R2,100

### House For Sale in Bramley North, Sandton

Located in one of Bramley North's most desirable boomed-off avenues, this distinguished property combines timeless elegance with exceptional functionality. Set on a generous 2,106 m<sup>2</sup> stand, the home offers refined interiors, beautifully landscaped gardens, and a rare opportunity for passive income.

The main residence features three spacious bedrooms, two stylish bathrooms (including a main en-suite), two formal lounges, and a sophisticated dining area. A well-appointed kitchen and welcoming entrance hall complete the interior flow.

Ideal for extended families or savvy investors, the property includes two private, income-generating cottages producing approximately R12,000 per month, as well as separate staff accommodation.

Additional highlights include a sparkling swimming pool, solar power,...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	5	Garages	2	Floor Size	494m <sup>2</sup>
Bathrooms	4	Dom. Accom.	1	Land Size	2,106m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	5	Views	No		
Studies	1				