



FINE & COUNTRY

Wilton Avenue,
Bryanston, Sandton

R 5 995 000

Sellers asking R 6 500 000. This modern, recently renovated home is designed for an open-plan lifestyle

Situated close to all amenities, excellent shopping centres, some of the best schools and the Bryanston Country Club. This home also enjoys easy access to William Nicol Drive and the Sandton CBD.

There is plenty of space for everyone with four bedrooms and three en-suite bathrooms – one is a Jack and Jill bathroom. There is also a separate study. The open-plan gourmet designer kitchen has everything your heart could desire and has been designed as an integral part of the living areas - making cooking and dining a social affair. In addition to this there are four contemporary spacious, open-plan living areas, with two wood-burning fireplaces.

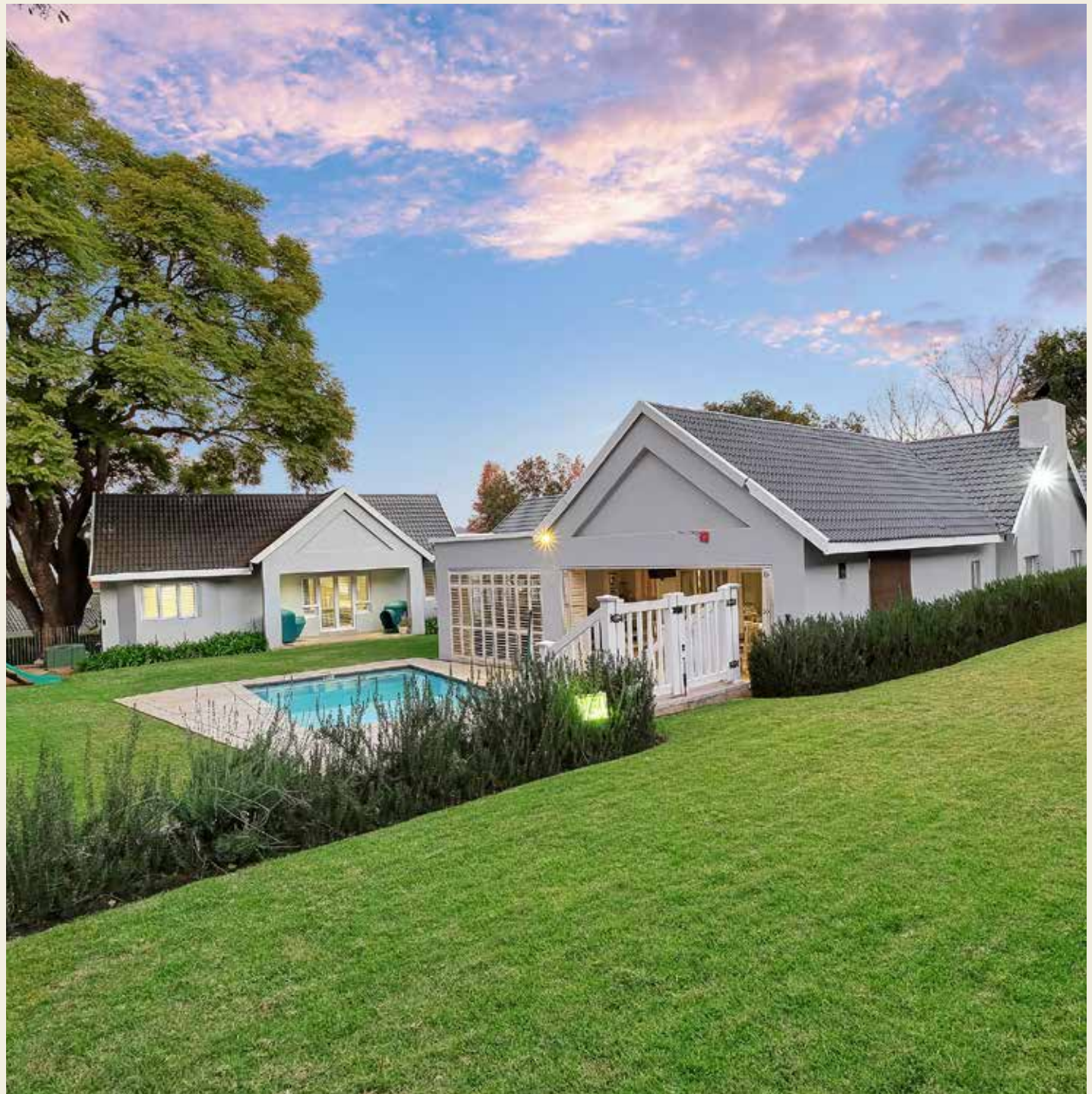
The dining room and lounge areas lead out onto a large covered patio, with a built-in gas braai, overlooking the manicured garden and swimming pool.

Three automated garages, one with tandem parking and additional secure off-street parking. A combined scullery and laundry plus staff suite with bathroom and kitchenette complete this home.

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Additional features

- Guest cloakroom
- Power inverter
- 3 Gas water heaters - instead of geysers to reduce electricity costs
- 1 Geyser - servicing kitchen and staff accommodation
- Underfloor heating in all bedrooms, study and main bathroom
- Automated irrigation plus 10 000 litre JoJo tank
- Alarm, CCTV camera, beams, 12-hour security guard shared amongst 5 homes - cost is about R1700 per month. Bedrooms secured with automated roller shutter doors.
- Large storage area under the house
- Fibre

Specifications:

Stand size: $\pm 2000\text{sqm}$

Under roof: $\pm 585\text{sqm}$

Rates and taxes: $\pm R4000$ per month









