



### **Boitumelo Tshabalala**

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## MODERN 2-BEDROOM, 2.5-BATH DUPLEX IN BRYANSTON

WEB REF: RL4661

### *R16,500 pm*

ERF SIZE: 134m<sup>2</sup>

FLOOR SIZE: 134m<sup>2</sup>



2



2.5



2



Secure Complex with Gym & Pool - For Sale & To Let

Electricity is pre-paid

Nestled in the heart of Bryanston, this stylish 2-bedroom, 2.5-bathroom duplex offers contemporary living with premium amenities. Set within a secure, well-maintained complex, the home is perfect for professionals, young families, or those seeking a lock-up-and-go lifestyle.

Interior Features:

**Spacious Open-Plan Living:** The lower level boasts a bright and airy open-plan layout, seamlessly combining the lounge, dining area, and kitchen. Large sliding doors lead to a private patio, ideal for entertaining or relaxing.

**Modern Kitchen:** The sleek, well-designed kitchen features ample cupboard space, high-end countertops, and space for appliances, making meal prep effortless.

**Guest Toilet:** A convenient guest toilet is located on the ground floor, enhancing practicality.

Upper Level:

**Main Bedroom (En-suite):** The generously sized main bedroom includes ample closet space and a private en-suite bathroom with a modern shower, vanity, and toilet.

**Second Bedroom:** Well-proportioned with built-in cupboards, the second bedroom is ideal for guests, a home office, or a child's room.

**Additional Linen Cupboard:** Located on the second floor for extra storage convenience.

**Second Bathroom:** A contemporary second bathroom, with a shower and bathtub, serves the second bedroom.

Complex Amenities:

Fully Equipped Gym – Stay fit without leaving the complex.