







Sandton, Atholl Gardens
 R2,199,000
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While every care has been taken in drawing up this brochure we cannot be held responsible for any errors or omissions. Katy Grobler (083 488 1114) - BETTERBOND

Personal Touch Professional Approach

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STUNNING 3 BEDROOM DUPLEX IN SOUGHT-AFTER ATHOLL GARDENS COMPLEX!

Floor Size	-	Garages	4	Recep.Rooms	3
Land Size	237m ²	Carports	-	Domestic Accom.	-
Bathrooms	2	Security	Yes	Rates	R1,883.76
Bedrooms	3	Pool	Yes	Levies	R2,294.62

Experience the epitome of luxury and tranquility in this breathtaking 3 bedroom unit located in the prestigious Atholl Gardens. From the moment you enter, you'll be greeted by a spacious entrance hall that flows seamlessly into an expansive lounge and dining area all leading out onto a large patio, ideal for entertaining guests, with stunning views of Sandton City's skyline. This spacious home boasts three generously-sized bedrooms. The master suite is particularly impressive, offering ample built-in cupboards and a private en suite bathroom. The second bathroom caters to the remaining two bedrooms, featuring both a bathtub and shower. Additional features include two air conditioning units. The chef-inspired kitchen is a standout, fully equipped with modern appliances, a touch stove, and a separate scullery area that leads out to private courtyard. Additional features include two air conditioning units. Manicured garden and exceptional features. The manicured garden, featuring a variety of exclusive plants that create a serene, almost nursery-like atmosphere. 4 Garages are an excellent feature for larger families with multiple vehicles. Additionally, there is staff accommodation for added convenience. Complex fully paved, in a boomed section



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