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Pristine - JHB Northern &  
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Katherine Street  
Sandton City  
Johannesburg

## FEATURED



SOLE MANDATE

Web Ref DPR16670



**R4,499,995**

10 Bedrooms 7 Bathrooms 1 Carport

**Monthly Bond Repayment** R45,685.25

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R343,008.45 **Bond Costs** R57,265.00

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

**Monthly Rates** R9,382

## The Ultimate Property Combo: Live, Work & Play All in One

Live, Work, Play – All in One Awesome Property!

Looking for more than just a home? This incredible property offers the ultimate package – a family home, business space, party venue, extra income potential, and more! This property is the dream you've been waiting for – with endless possibilities to live, work, and play in style!

Main House – Your New Happy Place!

4 Spacious Bedrooms – Tons of room for the whole family (or for extra closet space – no judgment 😊).

2 En-Suite Bathrooms – Mornings just got a lot easier!

Big Dining & Living Areas – Perfect for cozy family nights or hosting epic get-togethers.

Fully Equipped Kitchen & Scullery – Cook up a storm, then hide the mess in the scullery.

Entertainment Area with Pool – Host BBQs, pool parties, or just chill by the pool with your favorite drink.

More Space?...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	10
Bathrooms	7
Kitchens	4
Recep. Rooms	6
Studies	1
Furnished	No

### Exterior

Garages	1
Carports / Parkings	11
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	360m <sup>2</sup>
Land Size	17,131m <sup>2</sup>

### Extras

Above Road Alarm System Bar Counter Bath, Toilet and Basin Breakfast Nook Built In Braai  
Built in Wardrobes Burglar Bars Covered Patio Curtain Rails Electric Fencing Dishwasher  
Connection Domestic Bathroom Bathroom Factory Guest Toilet Scullery Second House Fibre

