



**Simoné Pienaar**  
082 562 2245  
simone.pienaar@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081

UNDER OFFER



Web Ref RL35475



R5,000,000

4 3 2

**Monthly Bond Repayment** R51,609.42

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R402,345.00 **Bond Costs** R61,035.00

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

**Monthly Rates** R1,576

### 4 Bedroom House - Versatile Family Entertainment Gem

Picture this: You're nestled in the heart of the old East, in a home that whispers tales of life well-lived. A charming house, embraced by a lush, meticulously cared-for garden, where a borehole (100m) ensures a constant flow of life-giving water. This isn't just a house; it's an experience.

Step into the expansive bushveld-style lapa - a world of its own. Imagine gatherings filled with laughter, the warmth of the sauna embracing you, and the convenience of your own kitchenette, shower and toilet just steps away. This isn't just a lapa; it's a blank canvas. Picture a pool table clicking away, the smooth roll of snooker balls, or even transforming it into your own private cinema, a haven for movie nights under the stars. It's practically a separate dwelling, offering complete privacy an a unique escape within our own property....

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	6
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	525m <sup>2</sup>
Land Size	1,983m <sup>2</sup>

#### Extras

Alarm System Backup Water Blinds Built in Wardrobes Carpets Curtain Rails Double Parking  
Electric Garage Electric Gate Electric Fencing Freestanding Guest Toilet Irrigation System Lapa  
Outdoor Beams Secure Parking Sprinkler System Sauna