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46 13th Street
Menlo Park
Pretoria
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Web Ref RL20284



R6,295,000

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Monthly Bond Repayment R63,908.66

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R556,216.00 **Bond Costs** R70,535.00

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

Monthly Rates R1,501

Renovate or Develop this Diamond in the Rough

The property is currently zoned Residential 1 and earmarked as Mixed Use.

Are you ready to dive into owning your own commercial in the picturesque community of Alphen Park?

This special property, conveniently located in a prime location, offers a slice of history.

The quaint house is a cornerstone in this fast-developing area. Featuring a borehole with prepaid electricity.

Let the old house be the focus of a series of redevelopment plans.

Whether you are considering a large-scale residential project, commercial venture, or seeking substantial land for personal use, this parcel provides the canvas for your vision. With ample space for expansion and customization, seize this rare chance to make a substantial investment in the heart of Alphen Park's real estate market.

The possibilities are limited only by your imagination....

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	3
Carports / Parkings	4
Security	No
Pool	No
Views	False

Sizes

Floor Size	450m ²
Land Size	2,068m ²