



Roxzanne Odendaal

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46 13th Street
Menlo Park
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3 Bedroom Villa For Sale in Boardwalk

NEW



Web Ref RL43545



R2,250,000

3 3 2

Monthly Bond Repayment R22,842.65

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R95,138.00 **Bond Costs** R36,530.00

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

Monthly Levy R2,542 **Monthly Rates** R1,567

Tuscan Architecture

Charming Tuscan Home in a Secure Estate

Step into a warm and inviting atmosphere as you enter through the grand foyer, complete with a display bookshelf and a wine rack.

The open-plan design seamlessly connects the kitchen, dining area, and lounge, promoting effortless flow throughout the living space. The kitchen boasts beautiful granite countertops, generous cupboard space, and a separate scullery/laundry area, along with a convenient walk-in pantry. Cozy up on chilly evenings in front of the fireplace.

This home features two spacious bedrooms, each with its own en-suite bathroom and built-in cupboards, as well as an additional room that can serve as a study.

Enjoy outdoor living on the expansive covered patio, ideal for entertaining or family gatherings. The exterior includes a well-maintained small garden, a pizza...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	No
Views	True

Sizes

Floor Size	186m ²
Land Size	294m ²

Extras

Bath, Toilet and Basin Blinds Built in Wardrobes Covered Patio Domestic Bathroom Bathroom Double Parking Electric Door Electric Fencing Electric Garage Estate Fibre Fireplace Granite Tops En Suite Guard House Immaculate Condition Landscaped Laundry Open Plan Kitchen Security Estate Staff Quarters Domestic Rooms Pantry Pizza Oven

