

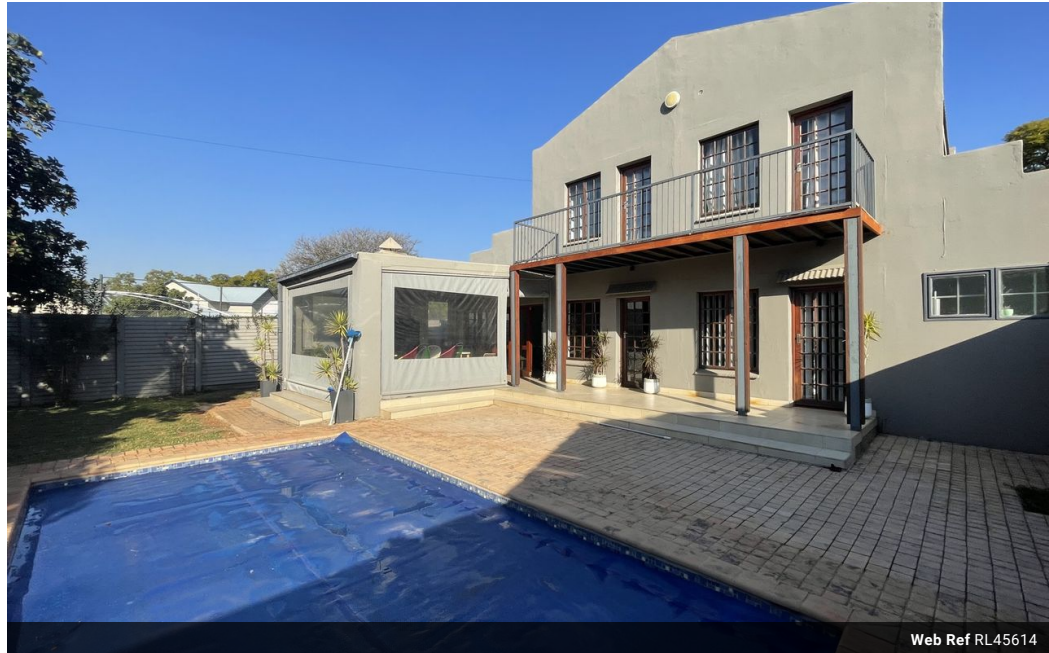


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46 13th Street
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Web Ref RL45614



R3,190,000

4 3 2

Monthly Bond Repayment R32,385.80

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R183,279.00 **Bond Costs** R44,070.00

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

Monthly Rates R1,170

Cozy Duet in the Middle of Brooklyn

Looking to improve your daily life? Imagine living right across from Brooklyn Primary! You'll drive less and the kids can walk to school, making your routine easier and more convenient.

The duet features a master bedroom with an en-suite bathroom on the ground floor, and two bedrooms sharing a bathroom on the upper floor.

With an open-plan living area and a distinct separate kitchen and scullery, this home is designed for comfort and privacy. You can entertain guests without the kitchen being on full display.

You'll love the generous, covered outdoor entertainment area, complete with wooden stacking doors, a fantastic indoor/outdoor braai, a perfect grassy spot for the kids, and a cool swimming pool.

The property also features a separate self-contained unit with its own entrance, making it perfect for one person.

This cozy home...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Garages	2
Carports / Parkings	2
Security	No
Pool	Yes
Views	False

Sizes

Floor Size	185m²
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Extras

Built in Wardrobes Double Storey Flatlet Partially Fenced Dishwasher Connection Entrance Hall Fan Residential