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46 13th Street  
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Web Ref NPP75726



R1,350,000

 2  2

**Monthly Bond Repayment** R13,478.13

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R39,219.00

**Bond Costs** R27,105.00

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

**Monthly Rates** R766

**Sectional Title Levy** R2,128

Trendy, 2 bedroom apartment - Brooklyn

Excellent investment opportunity, rental contract in place. Trendy apartment in Nieuw Muckleneuk bordering Brooklyn and Waterkloof.

This light and bright unit offers 2 very spacious bedrooms, 2 stunning bathrooms (main en-suite), a kitchen with granite tops and space for 3 appliances. Large balcony with a view, sparkling communal pool, 2 secure parkings, 24-hour guard and fingerprint access. Ideal for young professionals or students.

### Features

#### Interior

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

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	79m²
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#### Extras

Extractor Fan Laminated Floors Built In Braai House Style: Contemporary Views: Private  
Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area:  
Open Plan Kitchen: Modern Kitchen: Open Plan Kitchen: Breakfast Bar Kitchen: Separate  
Cooktop Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Timber Main Bedroom: Double  
Main Bedroom: Built-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double  
Bedroom 2: Built-in / Wardrobe Main Bathroom: Separate Shower Laundry: In Kitchen  
Additional: Electrical Satellite Dish Pool: Chlorine Pool: Communal Pool: Inground Pool:  
Security Fencing Land Contour: Flat Condition: Excellent Window/door Frames: Aluminium  
Security: Electric Fencing

