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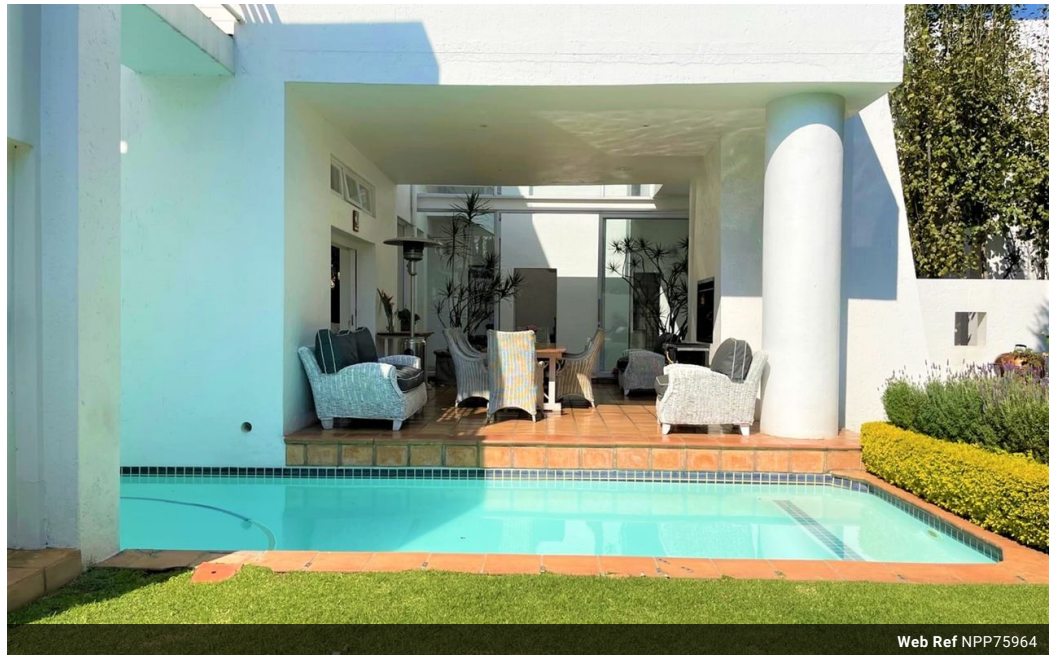
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46 13th Street
Menlo Park
Pretoria
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Web Ref NPP75964



R7,500,000



Monthly Bond Repayment R77,414.13

Calculated over 20 years at 11% with no deposit.

Transfer Costs R694,228.00 **Bond Costs** R75,285.00

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

Monthly Rates R3,930 **Special Levy** R650

Ultra modern family home with Beauty Salon

Looking for an understated opulent home with a 120m2 home office, presently functioning as a top beauty salon?

A stone throw away from top public- and private schools as well as TUKS, this family home offers it all.

Luxury and elegance strikes a beautiful balance with opulence and functionality flowing effortlessly throughout the home.

The designer entertainment patio with built-in braai overlooking the beautiful garden and sparkling lap pool, invites family and friends to share in a relaxing meal. This is backed up by the master-chef fully equipped kitchen, with modern integrated appliances. A freestanding cooking isle and separate scullery makes entertaining a dream.

If you are considering a career in beauty, the existing 120m2 flatlet is presently operating as a top-performing beauty salon and that business could be...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	4
Security	No
Pool	Yes
Views	False

Sizes

Floor Size	738m ²
Land Size	1,065m ²

Extras

Patio Alarm System House Style: Contemporary House Style: Executive Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Living Area: Separate Dining Kitchen: Modern Main Bedroom: Double Main Bedroom: Built-in-robe Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 2: Additional Info Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 3: Additional Info Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Additional Rooms: Office / Study Additional Rooms: Other Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living: Garden Pool: Concrete Pool: Inground Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Land Contour: Flat Condition: Good Window/door Frames: Aluminium Water Supply: Town Supply Sewerage: Mains Kitchen: Finish Kitchen Finish: Granite

