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46 13th Street
Menlo Park
Pretoria
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Web Ref RL50701



R2,150,000

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Monthly Bond Repayment R21,465.17

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R87,088.00 **Bond Costs** R34,625.00

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

Monthly Levy R3,450 **Monthly Rates** R1,807

Elegant and stylish 3-bedroom townhouse

This townhouse has a beautifully finished interior. Located on Justice Mohammed Street at the front of the development, the noise from Justice Mohammed Street won't disrupt your privacy or lifestyle.

The downstairs area has an open-plan layout that includes a lounge, dining room, a guest bathroom, a kitchen, and a charming covered braai area.

Upstairs, you'll find three bedrooms. The main bedroom has its own en-suite, and a second bathroom is shared.

Beautiful American shutters are installed throughout.

Additional Features:

Solar Power System: The home is equipped with a 9-panel, 255W solar array, a 5k Hybrid Sunsynk inverter, and a 5.12kwh lithium battery to provide reliable backup power.

Prepaid Electricity

24-Hour Security: The property offers peace of mind with 24-hour guarded security.

Call me to view your new home.

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Garages	1
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

Sizes

Floor Size	164m²
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Extras

Air Conditioner Bath, Toilet and Basin Built in Braai Built in Wardrobes Dishwasher Connection Double Storey Guard House