



Erwin van der Westhuizen  
083 741 9064  
erwin.vdwesthuizen@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL32550



R2,400,000

3 1.5

**Monthly Bond Repayment** R24,772.52  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R105,552.00 **Bond Costs** R36,530.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R900

Colbyn-- the best investment.

A family home which offers all you need for a comfortable lifestyle. From a lovely big garden with age old trees to a home with lots of space, recently painted clean white, spacious living areas and bedrooms, a fire place for the colder evenings, a real "kuier" kitchen, undercover parking and on top of all that, a lovely 1.5 bedroom flat with kitchen and bathroom. Of the properties on offer in Colbyn this home has some of the best features and will be on show every Sunday afternoon from 3-5 pm starting 10 November. It can also be viewed on appointment any other day for your convenience. Call me to book a viewing. Happy hunting and hope to meet you soon.

## Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 1.5  
Kitchens 1  
Recep. Rooms 2  
Furnished No

**Exterior**  
Carports / Parkings 3  
Security Yes  
Pool No  
Views False

**Sizes**  
Floor Size 250m<sup>2</sup>  
Land Size 1,028m<sup>2</sup>