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46 13th Street
Menlo Park
Pretoria
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Web Ref RL39263



R2,470,000



5



3

Monthly Bond Repayment R25,076.16

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R113,320.00 **Bond Costs** R38,415.00

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

Monthly Rates R3,800

REZONED IN COLBYN REDUCED

A rezoned property in this area is a rare find specially one that has 2 lettable flats included in the deal. It is ideally situated with visibility from Church street as it is the second stand from the corner of Church and Thomson streets. Ample parking is available from the street with secure undercover parking for 5-7 cars behind automatic gates on either side of the house. The rooms are spacious. An interesting feature is the kitchen which is situated on the outside of the house with a large service hatch connected to an undercover area making it an ideal spot for functions or to service the occupants without utilizing inhouse facilities. Also on the outside are 2 toilets in need of a bit of TLC. The garden at the back of the house is fairly big with large trees. A very strong borehole will help to reduce the water...

Features

Interior

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	1
Furnished	No

Exterior

Carports / Parkings	2
Security	No
Dom. Accom.	1
Pool	No
Views	False

Sizes

Floor Size	280m ²
Land Size	1,115m ²