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46 13th Street
Menlo Park
Pretoria
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SOLE MANDATE

Web Ref RL44446



R1,950,000

3 2 2

Monthly Bond Repayment R19,796.96

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R72,206.00 **Bond Costs** R32,760.00

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

Monthly Levy R1,800 **Monthly Rates** R1,400

Last Chance in this small secure Complex!

Small Secure Complex with only 6 free standing units, each the size of a family home, centrally located in leafy Wilgers.

Spacious, Secure, Serene - feels like a Farm house in the suburbs.

Offering:

- * 3 spacious bedrooms
- * 2 bathrooms
- * 2 open and sunny Living areas
- * Farm-style Kitchen with large walk in pantry.
- * Very large Loft to use as you desire - Home office / Play Room / Man Cave / 4th bedroom
- * Double lock-up garage
- * Private laundry / scullery
- * Helper room with shower etc. or use as a spacious extra storeroom
- * Low levies
- * Borehole
- * No loadshedding
- * Pet friendly!

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Carports / Parkings	3
Security	No
Dom. Accom.	1
Pool	No
Views	False

Sizes

Floor Size	241m ²
Land Size	700m ²