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Contact Harcourts Capital

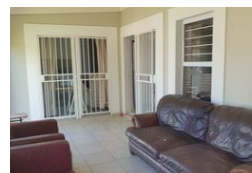
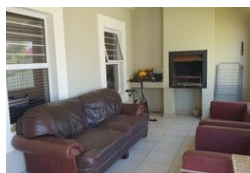
012 4604444

46 13th Street
Menlo Park
Pretoria
0081

UNDER OFFER



Web Ref NPP74389



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 Rates R438 **Sectional Title Levy** R1,700

Holiday lifestyle in the middle of the suburbs.

Situated in Erasmuspark, this security estate evokes the feeling of being on holiday. Driving through the estate, there are people fishing at the lakeside and water sports taking place in the lake. All the units have white picket fences, creating a relaxing environment. The unit has an entertainment area which can be closed to double-up as an extra living room, with a built-in braai. Private garden where your pets can play and enjoy the day. This spacious home has 3 bedrooms and 2 bathrooms, both with showers. It boasts with a study nook and enough cupboard space throughout. Featuring a double garage and ample undercover parking space for guests. There are 2 air-conditioners for the hot summer days. Prepaid is already installed. Excellent security, with a guard at the gate and all around the estate. Being so close to various...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Security	Yes
Pool	No
Views	True

Sizes

Floor Size	149m ²
Land Size	143,547m ²

Extras

Built In Braai Alarm System Security Gate House Style: Lifestyle Views: River Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Locality: River Front Living Area: Formal Dining Living Area: Formal Lounge Living Area: Open Plan Kitchen: Modern Kitchen: New Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Pantry Kitchen: Under Counter Oven Kitchen: Finish Kitchen Finish: Granite Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Additional Rooms: Conservatory / Sunroom Additional Rooms: Family Additional Rooms: Office / Study Additional Rooms: Other Window Coverings: Blinds Insulation: Ceiling Insulation: Walls Insulation: Floor Heating / Cooling: Electric Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Partly Covered Outdoor Living: Garden Garaging / Carparking: Double Lock-up Land Contour: Flat To Sloping Condition: Excellent Water Supply: Town Supply Sewerage: Mains Security: Electric Fencing Security: Intercom