



**Nicky Da Silva**  
084 456 2561  
nicky.dasilva@harcourts.co.za



**Dennis Hamer**  
082 415 8547

dennis.h@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL36367



### R2,500,000

4 2.5 2

**Monthly Bond Repayment** R25,804.71

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R1,200

Spacious 4-bedroom freehold home in Erasmusrand, Pretoria—your perfect family retreat awaits!

Experience an Exceptional Lifestyle in Erasmusrand

Welcome to this exquisite home nestled in the heart of Erasmusrand.

The expansive kitchen features:

Ample storage, a gas hob, and an electric oven.

A convenient laundry room adjacent to the kitchen offers additional storage and space for a double fridge.

As you transition from the kitchen, you'll find the open-plan dining and living area:

The air-conditioned living room boasts doors that open to a patio with a view of the lush garden.

Adjacent to the kitchen and living space is a versatile recreational room, perfect for a home office, with direct access to the garden.

Down the hallway, you will discover:

- A linen cupboard,
- A guest bathroom,
- A second bathroom equipped with a shower, basin, and toilet,
- Three generously sized bedrooms, each featuring air conditioning...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	No
Pool	Yes
Views	True

### Sizes

Floor Size	252m <sup>2</sup>
Land Size	1,983m <sup>2</sup>

### Extras

Air Conditioner Bath, Toilet and Basin Built in Wardrobes Closed Circuit TV Common Toilet Dishwasher Connection Double Parking Domestic Bathroom Bathroom Burglar Bars Electric Garage Freestanding Garden Driveway Electric Gate Gas Hob Guest Toilet Landscaped Near Mini Bus Service Outside Toilets Tiled Floors Walk In Closet Wendy House

