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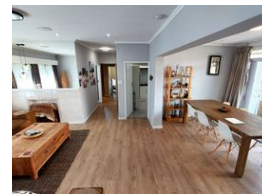
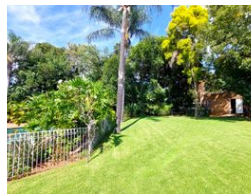
46 13th Street  
Menlo Park  
Pretoria  
0081

UNDER OFFER



SOLE MANDATE

Web Ref RL42295



R3,700,000

4 2.5 2

**Monthly Bond Repayment** R37,563.47

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R245,882.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R1,800

Family living at its best (In proposed boomed off area)

Spacious 4-Bedroom Home plus Flatlet

Located in a well-established part of Erasmusrand, proposed boomed off area, this home offers easy access to highways, schools, and shopping centres. The area is quiet and set to become a boomed-off neighbourhood, adding further value.

The property is on a large stand, making it ideal for families with children. Recently renovated interiors give the home a fresh, modern feel. Entertaining is easy with plenty of space inside and out.

Property features include:

- \* 4 bedrooms
- \* A separate study
- \* A fully functional flatlet (Lounge, bedroom, kitchen and bathroom) with its own entrance (also accessible from the main house)
- \* Separate domestic room

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

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

### Sizes

Floor Size	581m <sup>2</sup>
Land Size	1,982m <sup>2</sup>

### Extras

Air Conditioner JO JO tank Battery with inverter 3 x Geysers Gas Hob Serparate flatlet Solar pannels Ample Parking Soon to be boomed off area Flatlet