



Roxzanne Odendaal

Non-Principal Property
Practitioner
Registered with PPRA
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Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
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NEW



Web Ref RL49955



R1,930,000

Monthly Bond Repayment R19,268.73

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R71,108.00 **Bond Costs** R32,760.00

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

Monthly Rates R1,400.2

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Light, Space & Location!! Ideal 3-Bedroom duet for Family Living

Welcome to your new home! This lovely 3-bedroom, 2-bathroom duet is perfect for relaxed living, with a large open-plan living and dining area that's ideal for both everyday living and entertaining. The kitchen is open and modern, with a separate scullery to keep things neat and practical.

You'll love the enclosed patio – a cozy spot for morning coffee or weekend braais – and the large back garden offers plenty of space for kids, pets, or just enjoying the outdoors.

There's one garage plus loads of extra parking space, so guests are always welcoto me.

Additional to this property is an outside room that can be utilized as a laundry, domestic or storage.

The home is set in a secure, friendly neighborhood with easy access to major routes and just a short walk to the local shopping center.

If you're looking for space, comfort,...

Features

Pets Allowed Yes

Interior

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

Exterior

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

Sizes

Floor Size	189m ²
Land Size	650m ²

