



### Roxzanne Odendaal

Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 119 440 7)

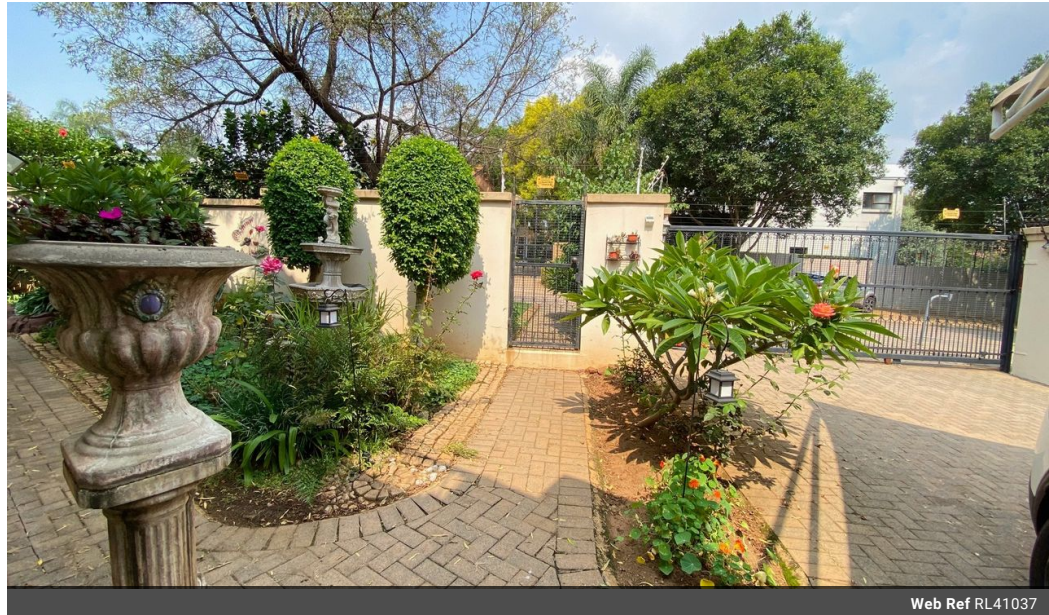
084 583 1145

roxzanne.odendaal@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL41037



## R2,580,000

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**Monthly Bond Repayment** R26,630.46

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R122,120.00 **Bond Costs** R38,415.00

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

**Monthly Rates** R2,400

Charming duet in Faerie Glen, Pretoria, offers modern living and a serene neighborhood!

Nestled in a secure, boomed-off neighborhood, this charming duplex family home offers convenience and comfort. Located within walking distance to shopping centers, this property features spacious open-plan living areas that create an inviting atmosphere.

The well-appointed kitchen boasts a separate scullery, equipped with a SMEG stove, granite countertops, and ample space for a dishwasher and double-door fridge, complete with a cozy breakfast nook.

Step into the enclosed entertainment area, featuring a built-in braai, perfect for gatherings.

Upstairs, you'll discover a generous office space with built-in cupboards that opens onto a balcony, providing a serene workspace.

The home comprises three spacious bedrooms, each fitted with built-in cupboards and private balcony access. The main bedroom includes a luxurious walk-in...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

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

### Sizes

Floor Size	250m <sup>2</sup>
Land Size	500m <sup>2</sup>

