



Hanlie Meiring
0648916202
hanlie.meiring@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref NPP72654



R2,900,000

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Monthly Bond Repayment R29,441.64

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R152,055.00 **Bond Costs** R42,185.00

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

Monthly Rates R1,175

Excellent location for Business!

This property is situated close to schools and Menlyn Main. It is the perfect setup to run a business from, with its huge store room and separate Flatlet. The main house offers 4 bedrooms, a spacious renovated kitchen, large living areas and 3 bathrooms. The flatlet features a living area and 3 bedrooms, complete with kitchen. There is ample parking space, with 3 garages and 7 carports. The property has excellent security with an alarm system. Call now for viewing!

East of the city center of Pretoria is the leafy neighbourhood of Garsfontein that manages to maintain an impression of calm and tranquillity due mostly to the tree lined avenues peppered with jacarandas, despite being close to major highways and only 3 kilometres from one of the largest shopping centres in Pretoria.

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

Exterior

Garages	3
Carports / Parkings	6
Security	No
Pool	No
Views	True

Sizes

Floor Size	1,444m ²
Land Size	265m ²

Extras

Extractor Fan Laundry Patio Alarm System House Style: Other Views: Private Locality: Close To Schools Locality: Close To Shops Living Area: Formal Lounge Kitchen: Modern Kitchen: Scullery Kitchen: Finish Kitchen Finish: Melamine Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Additional Rooms: Other Granny Flat: Bathroom Granny Flat: Kitchen Insulation: Ceiling Insulation: Walls Insulation: Floor Heating / Cooling: Electric Outdoor Living: Garden Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Workshop: Separate Land Contour: Flat Condition: Renovated Condition: Fair Sewerage: Mains