

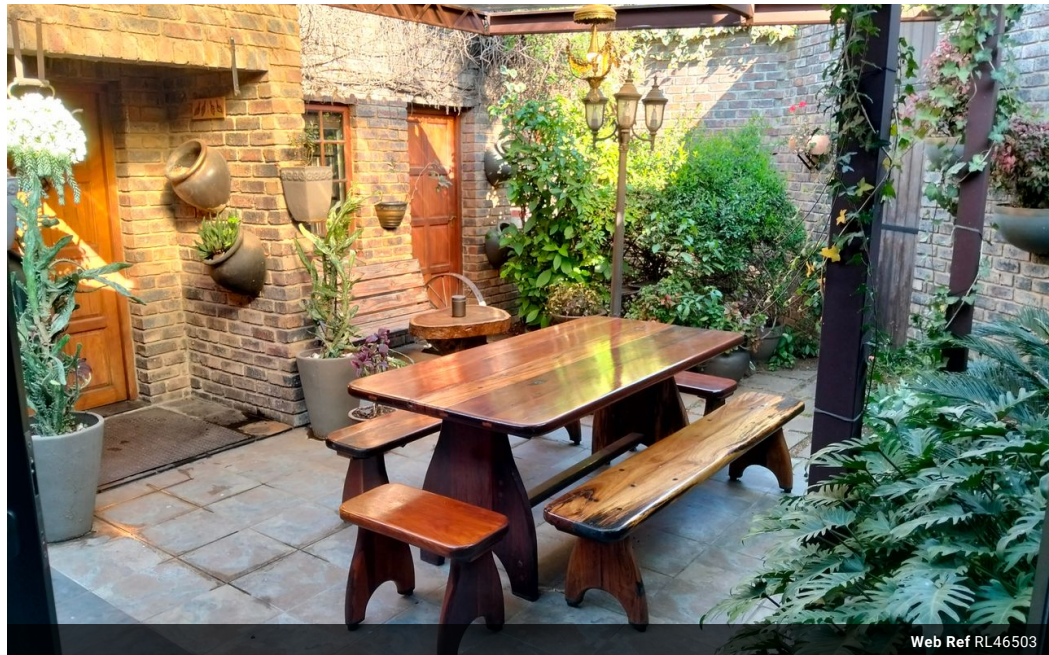


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46 13th Street
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R4,195,000

3 2.5 2

Monthly Bond Repayment R42,588.85

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R305,124.00 **Bond Costs** R53,495.00

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

Monthly Rates R4,650

3 Bedroom house, 1 bedroom flatlet, veterinary clinic, all on one prime corner stand in Garsfontein!

This house with business premises and a one bedroom flatlet has an excellent location with prime visibility on prominent corner, a must to view!

House offers:

3 bedrooms with 2 bathrooms (1 en-suite)

Spacious dining room with gorgeous open plan kitchen. Kitchen offers a large gas hob, loads of cupboards, space for double fridge, and 3 appliances in scullery.

Large living room leading to closed entertainment room with built in braai, guest toilet, room for fridges etc. The entertainment room leads out to secluded private courtyard and 2 separate offices / hobby rooms.

Extra large double lock up garage as well as a single carport, and another large carport for 3 vehicles.

Flatlet can be used as an extension of the house or separately as it is adjacent to the house, but also has its own entrance and private garden with lapa....

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Carports / Parkings	4
Security	No
Pool	No
Views	False

Sizes

Land Size	1,192m²
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