



**Soti Christodoulou**  
072 311 8662  
soti.christodoulou@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref NPP68633



### R1,825,000

**Monthly Bond Repayment** R18,837.44  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R64,706.00    **Bond Costs** R32,760.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R900    **Sectional Title Levy** R3,512



### The Darling of Townhouses in Hatfield!

Price Increased. Superlative is the word to describe this wonderful double-story townhouse. With space galore & full of light, the unit is fully upgraded with good taste. Enclosed kitchen with endless cupboards. Open, double volume lounge/dining area leading to an undercover long patio and lovely, well designed garden. Large & separate family room adjacent to the lounge. Up-market complex - good security - quiet and serene.

Location, Location!

The lovely, sedate neighborhood of Hatfield has become known as the embassy suburb because of the inclination of embassies to move into the large homes that grace the area, which does in turn give one an indication of their size. Hatfield lies in the heart of Pretoria, just outside the city center between Arcadia and Lynnwood. Hatfield is close to the University, to Loftus Versfeld...

### Features

**Pets Allowed** Yes

Interior	Exterior	Sizes
Bedrooms 3	Garages 2	Floor Size 178m <sup>2</sup>
Bathrooms 2	Carports / Parkings 1	
Kitchens 1	Security Yes	
Recep. Rooms 2	Pool No	
Furnished No	Views True	

### Extras

Extractor Fan Laminated Floors Built In Braai Patio Security Gate Views: Private Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Modern Kitchen: Double Sink Kitchen: Gas Reticulated Kitchen: Microwave Kitchen: Pantry Kitchen: Separate Cooktop Kitchen: Scullery Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Timber 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 Main Bathroom: Bath Main Bathroom: Separate Shower Main Bathroom: Heater Laundry: In Kitchen Additional Rooms: Family Additional: Electrical Satellite Dish Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living: Garden Outdoor Living: Washing Line Garaging / Carparking: Double Lock-up Land Contour: Flat Condition: Renovated Condition: Excellent Security: Electric Fencing

