



**Soti Christodoulou**  
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46 13th Street  
Menlo Park  
Pretoria  
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NEW



Web Ref RL19249



R640,000



**Monthly Bond Repayment** R6,606.01  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R23,730.00    **Bond Costs** R17,680.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,327    **Monthly Rates** R564

Sunny & Bright

This well-maintained one-bedroom unit, situated in a spacious corner, boasts excellent condition. The complex is meticulously managed with 24-hour security and abundant visitor parking. The communal gardens are beautifully tended to. Nestled in a quiet cul-de-sac, it's conveniently close to the University of Pretoria/TUKS and Hillcrest Boulevard Mall. With a secure tenant already in residence, seize this investment opportunity before it slips away!

### Features

**Interior**

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

**Exterior**

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

**Sizes**

Floor Size	47m <sup>2</sup>
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