



Erwin van der Westhuizen
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46 13th Street
Menlo Park
Pretoria
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SOLE MANDATE

Web Ref RL35400



R1,690,000

Monthly Bond Repayment R17,157.37

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R54,439.00 **Bond Costs** R30,875.00

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

Monthly Levy R145 **Monthly Rates** R717



Totally of the Grid

Price drop Excellent condition, neat and spacious with a lot of extras.

4 spacious bedrooms of which one is en suite.

Undercover parking for 3 cars, 2 Wendy houses of which one is a double storey. Pool recently redone at R24000, 14 Solar panels with 1 x 5KW battery and 1 KW Invertor & full gas stove!

On top of all that a huge covered entertainment area with a braai and doors opening up to the pool. Very low maintenance garden with lots of paving.

Value like this, one does not find often. This is a must see property. Make your appointment to view to day otherwise it will be sold PLEASE NOTE REGISTRATION CAN ONLY TAKE PLACE IN JULY 2025.

Features

Pets Allowed Yes

Interior

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

Exterior

Carports / Parkings	3
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	161m²
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