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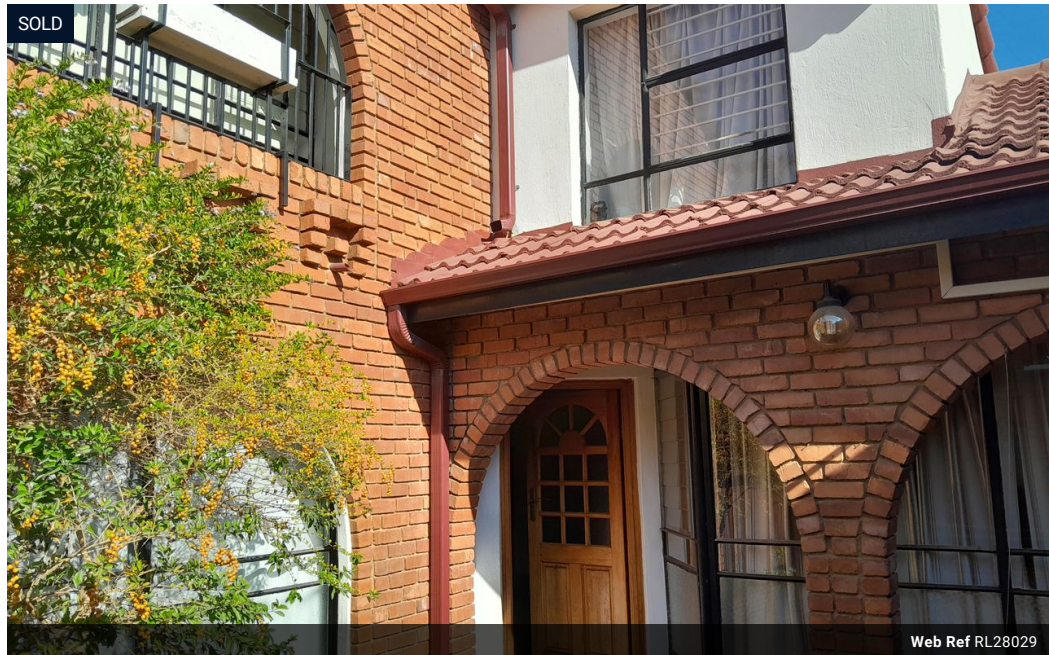
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46 13th Street  
Menlo Park  
Pretoria  
0081



R1,200,000

3 2 2

**Monthly Bond Repayment** R11,980.56

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R32,851.00 **Bond Costs** R25,220.00

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

**Monthly Levy** R2,997 **Monthly Rates** R736

Stunning 3-bedroom duplex for sale in Lydiana , Pretoria—your dream home awaits! Don't miss out!

Discover this meticulously maintained secured duplex townhouse located in the picturesque boomed-off suburb of Lydiana neighbouring Brummeria. With the CSIR and Pretoria Botanical Gardens just a short walk away, this property boasts an array of features:

- \* Expansive balcony ideal for hosting family and friends outdoors
- \* Generous stoep for additional relaxation space
- \* Two secure lock-up garages
- \* Three spacious bedrooms (two conveniently located upstairs and one downstairs)
- \* Two well-appointed bathrooms (including one on the ground floor)
- \* Open plan kitchen perfect for entertaining
- \* Welcoming open plan dining and lounge area
- \* Plenty of cupboard space for all your storage needs

This duplex offers a wealth of comfortable and convenient living space that is sure to impress you.

### Features

#### Interior

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

#### Extras

Electric Fencing

#### Exterior

Garages	2
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	227m²
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