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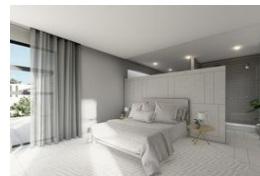
46 13th Street
Menlo Park
Pretoria
0081

UNDER OFFER



SOLE MANDATE

Web Ref RL36769



R5,200,000

4 4 2

Monthly Bond Repayment R52,791.91

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R429,807.00 **Bond Costs** R65,785.00

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

Monthly Levy R750 **Monthly Rates** R1,950

A home for today's modern family!

This property is currently under construction and is ideal for buyers with a discerning taste. Nestled within the sought-after Lynnwood Glen Estate, its modern and practical design meets all the criteria for an exceptional lifestyle.

The home features four en-suite bedrooms and a cozy pajama lounge, perfect for younger family members to relax while parents entertain on the lower level. The contemporary open-plan kitchen allows the designated chef to engage with family and friends during gatherings. The spacious lounge, dining area, and patio create an airy atmosphere, complemented by a swimming pool integrated into the patio space—imagine the ambiance of floating candles on the water at night. Its proximity to the braai area offers peace of mind for parents keeping an eye on their children while they play.

In light of South...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

Sizes

Floor Size	320m ²
Land Size	537m ²