



**Linda Meiring**  
082 556 5544  
linda.meiring@harcourts.co.za



**Anchen Lindeque**  
082 789 3365

anchen.lindeque@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



SOLE MANDATE

Web Ref RL37597



R4,350,000

4 3 2

**Monthly Bond Repayment** R44,162.46

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R324,341.00 **Bond Costs** R55,380.00

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

**Monthly Levy** R1,200 **Monthly Rates** R1,980

Just imagine living 250m from the entrance of Strubendam!

Discover this beautifully renovated home located in the heart of Lynnwood Glen Estate. Featuring four spacious bedrooms and living areas that face north, this property maximizes natural light throughout the day. The main bedroom boasts a luxurious en-suite bathroom and a walk-in dressing room, providing a private retreat. The second bedroom, also equipped with an en-suite, is perfect for guests or your little princess. The two additional bedrooms share a well-appointed full bathroom.

The newly designed open-plan kitchen seamlessly integrates with the dining area, making it ideal for entertaining. A cozy lounge, complete with a wood-burning fireplace, flows effortlessly to the outdoor patio. Enjoy al fresco dining on the covered patio, which features a built-in braai and stunning views of the lush garden and expansive...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	350m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	1,983m <sup>2</sup>
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				