



**Anchen Lindeque**  
082 789 3365  
anchen.lindeque@harcourts.co.za



**Linda Meiring**  
082 556 5544

linda.meiring@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081

NEW



SOLE MANDATE

Web Ref RL47211



R4,995,000

12 4

**Monthly Bond Repayment** R50,710.69

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R401,795.00 **Bond Costs** R61,035.00

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

**Monthly Rates** R3,304

A beautifully situated property for Sale in Menlyn Node, Lynnwood Glen, Pretoria

This versatile and well-designed property is perfectly situated in the thriving Menlyn Node area of Lynnwood Glen, Pretoria. Ideal for a medical clinic, office block, or other professional services, this property offers a range of features that make it an attractive proposition for businesses and professionals. Re-zoning for business or medical clinic purposes will have to be done.

Key Features:

- Dual Reception Areas: Two separate reception entrances allow for multiple tenants or practices to operate independently
- Offices/Surgeries: 8-10 spacious offices or surgeries, each equipped with air conditioning for a comfortable working environment
- Boardrooms: 2 potential boardrooms, perfect for meetings, training sessions, or consultations
- Server Room: A dedicated server room with air conditioning and a fire door, ensuring the...

### Features

#### Interior

Bedrooms	12
Bathrooms	4
Kitchens	1
Furnished	No

#### Exterior

Carports / Parkings	12
Security	No
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	425m <sup>2</sup>
Land Size	1,027m <sup>2</sup>