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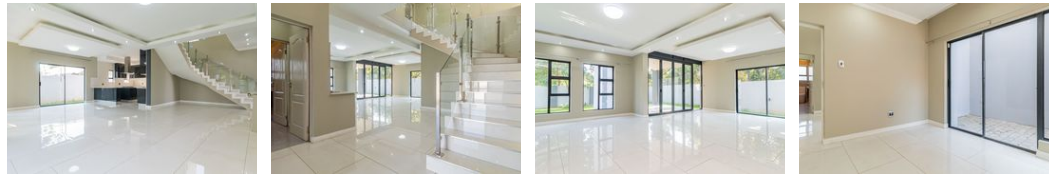
46 13th Street  
Menlo Park  
Pretoria  
0081

UNDER OFFER



SOLE MANDATE

Web Ref NPP69853



R4,450,000

**Monthly Bond Repayment** R45,932.38  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R337,509.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,255

5 3 2

Huge Reduction! The Art of Luxurious Living!

Exclusive Mandate. Entering, a wow feeling comes to mind. Open plan kitchen with state-of-the-art finishes, breakfast bar, five burner gas top and a built-in electric oven. The white quartz tops and grey soft touch doors add to the ultra-modern feel of the kitchen. Separate scullery and laundry. Spacious dining room and lounge, open onto the outside entertainment area, with a built-in braai. When stack doors are open the patio is an extension of the living areas. Gas fireplace in the living areas is a bonus. Ground level has an en-suite guest room, separate facility for guests and a study. The whirling staircase leads to the main bedroom, with a balcony, walk-in-robe and bathroom fit for a king. Spacious main bathroom offers double basins and spa-bath. Three other bedrooms, two with balconies, have built-in cupboards and...

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	380m <sup>2</sup>
Bathrooms	3	Carports / Parkings	5	Land Size	739m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	No		
Furnished	No	Views	True		

Extras

Extractor Fan Laundry Tiled Floors Built In Braai Patio Alarm System Security Gate House Style: Executive House Style: Lifestyle Views: Mountain Views: Private Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Formal Dining Living Area: Formal Lounge Living Area: Open Plan Kitchen: Designer Kitchen: Modern Kitchen: New Kitchen: Open Plan Kitchen: Breakfast Bar Kitchen: Double Sink Kitchen: Gas Reticulated Kitchen: Gas Bottled Kitchen: Pantry Kitchen: Separate Cooktop Kitchen: Scullery Main Bedroom: Double Ensuite: Spa Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 3: Double Bedroom 4: Double Main Bathroom: Spa Bath Main Bathroom: Separate Shower Additional Rooms: Office / Study Additional Rooms: Games / Play Room Heating / Cooling: Other Outdoor Living: Entertainment Area Outdoor Living: Garden Land Contour: Flat Condition: New Condition: Excellent Security: Electric Fencing

