



**Nicky Da Silva**  
084 456 2561  
nicky.dasilva@harcourts.co.za



**Dennis Hamer**  
082 415 8547

dennis.h@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL35091



R690,000

**Monthly Bond Repayment** R7,005.08

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R23,730.00

**Bond Costs** R17,680.00

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

**Monthly Levy** R2,200

**Monthly Rates** R320



Lynnwood, a sought-after suburb in Pretoria, offers a serene retirement experience.

Discover the perfect haven in this charming one-bedroom retirement unit, nestled in Lynnwood area.

Key Features:

- **Private Sanctuary:** Enjoy the comfort of a spacious bedroom with an en-suite bathroom, featuring both a bath and a shower.
- **Bright and Airy:** The open-plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere.
- **Modern Kitchen:** The well-equipped kitchen offers ample space for a washing machine, fridge, and under-counter stove.
- **Secure Living:** Benefit from 24-hour guard services and convenient undercover parking.
- **Community Lifestyle:**
  - o **Delicious Dining:** Savor delectable meals in the communal dining room or the privacy of your own unit.
  - o **Social Activities:** Engage in a variety of fun activities with fellow residents.
  - o **On-Site Amenities:** Access a hair salon and weekly church...

### Features

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 1  |
| Bathrooms    | 1  |
| Kitchens     | 1  |
| Recep. Rooms | 2  |
| Furnished    | No |

#### Exterior

|                     |       |
|---------------------|-------|
| Carports / Parkings | 1     |
| Security            | Yes   |
| Pool                | No    |
| Views               | False |

#### Sizes

|            |                      |
|------------|----------------------|
| Floor Size | 43m <sup>2</sup>     |
| Land Size  | 15,093m <sup>2</sup> |

