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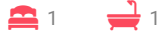
46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL35091



### R690,000



**Monthly Bond Repayment** R7,122.10  
Calculated over 20 years at 11% 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		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	43m <sup>2</sup>
Bathrooms	1	Security	Yes	Land Size	15,093m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

