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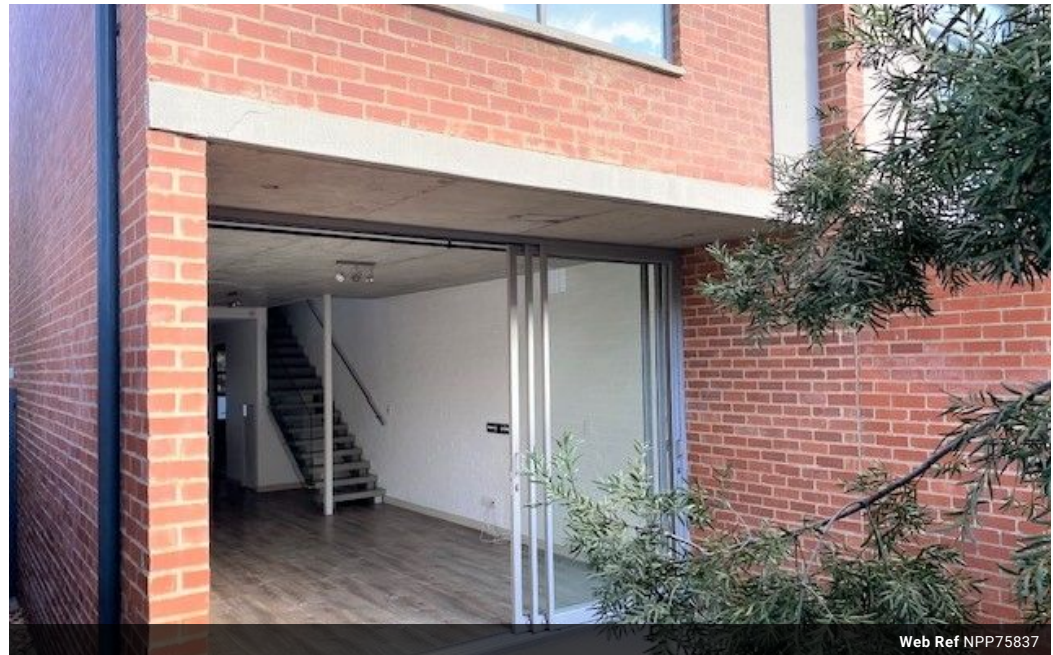
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46 13th Street  
Menlo Park  
Pretoria  
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Web Ref NPP75837



### R2,999,000

**Monthly Bond Repayment** R30,955.33  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R160,101.00    **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3    3    2

**Monthly Rates** R1,940    **Sectional Title Levy** R2,800

### Ultra modern Secure Lock-up and GO

Calling young executives looking for the ideal lock-up and go URBAN NEST, located in a secure estate in a boomed off area, walking distance to INVESTEC.

Modern concrete ceilings set the tone to delight your senses.

Ground floor hosts open plan living areas leading into the garden as well as the 3rd bathroom.

Upstairs awaits 2 more bedrooms with en-suite bathrooms and plenty of cupboards.

If you have seen the rest call me to view the BEST.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	173m <sup>2</sup>
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#### Extras

Laminated Floors Security Gate House Style: Contemporary Locality: Close To Schools  
Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Modern  
Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Gas Bottled Kitchen: Finish Kitchen Finish:  
Granite Main Bedroom: Double Main Bedroom: Built-in-robe Bedroom 2: Double Bedroom 2:  
Built-in / Wardrobe Bedroom 2: Additional Info Bedroom 3: Double Bedroom 3: Built-in /  
Wardrobe Bedroom 3: Additional Info Main Bathroom: Bath Main Bathroom: Separate Shower  
Laundry: In Kitchen Additional: Electrical Satellite Dish Outdoor Living: Garden Garaging /  
Carparking: Double Lock-up Garaging / Carparking: Auto Doors Land Contour: Sloping  
Condition: Excellent Window/door Frames: Aluminium Water Supply: Town Supply Sewerage:  
Mains

