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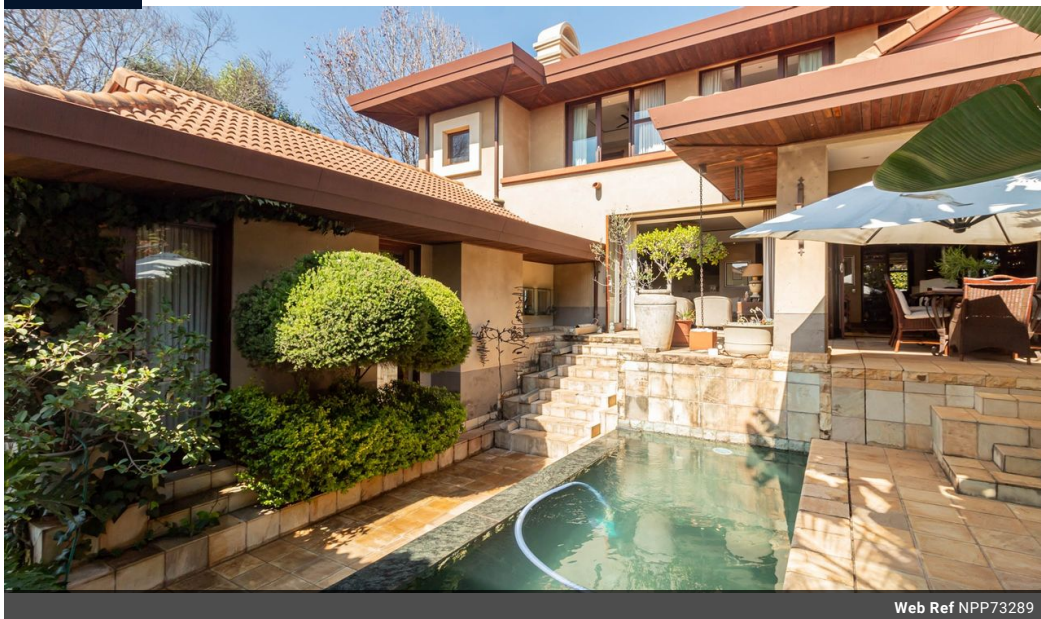
Contact Harcourts Capital

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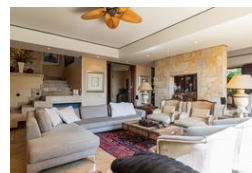
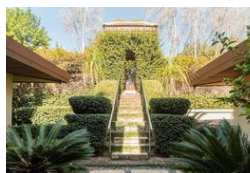
46 13th Street  
Menlo Park  
Pretoria  
0081

## 3 Bedroom House For Sale in Lynnwood

UNDER OFFER



Web Ref NPP73289



R5,400,000

**Monthly Bond Repayment** R54,822.36

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R451,807.00 **Bond Costs** R65,785.00

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

**Monthly Rates** R2,000 **Sectional Title Levy** R960



### Spectacular Price Reduction - Home with Distinctive Design

This unique home is a living work of art, designed by the architect for his own family. It represents the ultimate, executive lifestyle. When all the glass doors are open, the house and garden become one. A seamless flow was created from the entrance hall, through the lounge and dining room, and onto the outside entertainment area, culminating in the lush garden and pool that resembles a tropical holiday. The gazebo at the end of the garden is a focal point and ideal for high tea or relaxing, reading a book, and enjoying the view. A well-equipped, open-plan kitchen has the best finishes, while the scullery and laundry are discreetly separate. Expansive living areas can accommodate fifty people for a cocktail party. The study/studio on the lower lever is a harmonious space for the creative mind, with sliding glass doors...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	454m²
Bathrooms	3	Security	Yes	Land Size	890m²
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	True		
Studies	1				
Furnished	No				

### Extras

Extractor Fan Laundry Under Floor Heating Built In Braai Patio Alarm System Security Gate  
Outdoor Beams House Style: Contemporary 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: Open Plan Kitchen: Double Sink Kitchen: Gas  
Reticulated Kitchen: Gas Bottled Kitchen: Pantry Kitchen: Scullery Kitchen: Free Standing Stove  
Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Timber Kitchen Finish: Other Main  
Bedroom: Double Main Bedroom: Walk-in-robe Ensuite: Bath Ensuite: Separate Shower  
Bedroom 2: Double Bedroom 2: Additional Info Bedroom 3: Double Bedroom 3: Additional Info  
Main Bathroom: Bath Main Bathroom: Separate Shower Additional Rooms: Office / Study  
Additional Rooms: Guest Toilet Staff Quarters: Bathroom Heating / Cooling: Ceiling Fans  
Heating / Cooling: Woodfire Outdoor Living Braai Area: Lighting Outdoor Living Braai Area:  
Power Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered  
Outdoor Living Entertainment Area: Other Surface Outdoor Living: Garden Outdoor Living:  
Washing Line Pool: Concrete Pool: Inground Garaging / Carparking: Double Lock-up Garaging /  
Carparking: Auto Doors Land Contour: Flat To Sloping Condition: Excellent Window/door  
Frames: Aluminium Water Supply: Town Supply Sewerage: Mains



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