



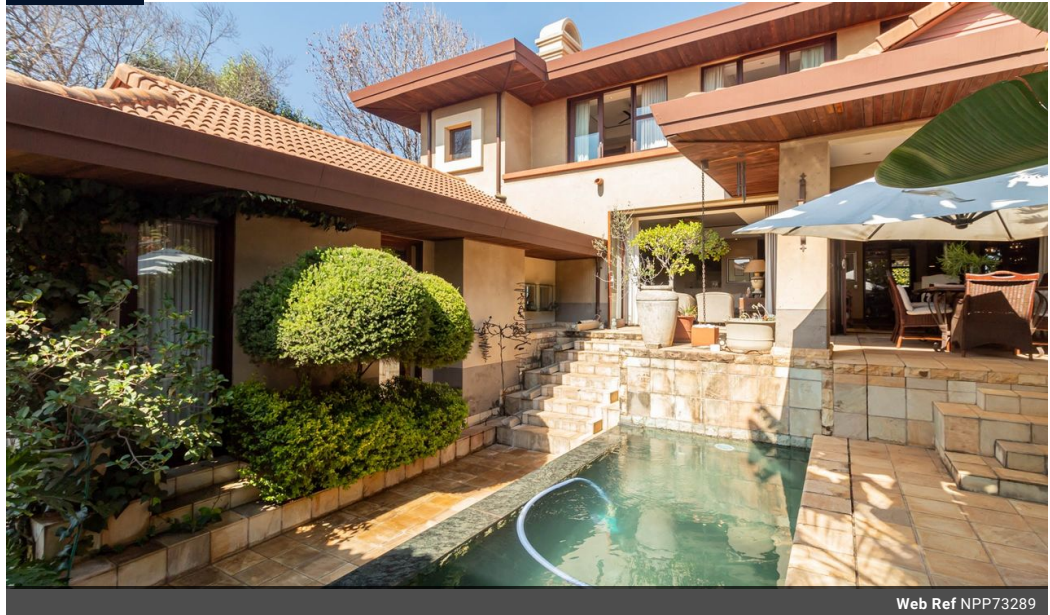
Linda Meiring
082 556 5544
linda.meiring@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081

UNDER OFFER



Web Ref NPP73289



R5,400,000

Monthly Bond Repayment R55,738.17
Calculated over 20 years at 11% with no deposit.

Transfer Costs R471,099.00 **Bond Costs** R74,536.50
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3 3 2

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 level is a harmonious space for the creative mind, with sliding glass doors...

Features

Pets Allowed	Yes
Interior	
Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	2
Security	Yes
Pool	Yes
Views	True

Sizes	
Floor Size	454m ²
Land Size	890m ²

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

