



**Purdy Francis**  
082 601 0274  
purdy.francis@harcourts.co.za



**Simoné Pienaar**  
082 562 2245

simone.pienaar@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL47550



R4,150,000

5 4 2

**Monthly Bond Repayment** R42,132.00

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R300,174.00 **Bond Costs** R53,495.00

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

**Monthly Rates** R1,068

### 3 Bedroom house with 2 Bedroom Flatlet for sale in Marolana

Imagine having two homes on a single freehold property. The house has been converted into two independent homes. This opens up a world of possibilities: perhaps your parents could live with you, or you could rent out the second unit for extra income.

Main House features a open-plan lounge, dining and kitchen with gas stove.

Three bedrooms, two bathrooms, closed patio fitted with braai and an open air covered patio with lovely pool.

The flat consists of a open-plan lounge, dining and kitchen with gas stove, two bedrooms, two bathrooms

#### Additional Features

- Solar panels, inverter and battery system for reliable power.
- Borehole.
- Indoor and outdoor covered entertaining areas.
- Pool.
- Wendy house and tool shed.
- Double garages and large caravan/boat covered parking.
- Wheelchair-friendly.

Prime location with easy...

### Features

| Pets Allowed |    | Yes |  |                     |                     |
|--------------|----|-----|--|---------------------|---------------------|
| Interior     |    |     |  | Exterior            |                     |
| Bedrooms     | 5  |     |  | Garages             | 2                   |
| Bathrooms    | 4  |     |  | Carports / Parkings | 6                   |
| Kitchens     | 2  |     |  | Security            | No                  |
| Recep. Rooms | 4  |     |  | Dom. Accom.         | 1                   |
| Furnished    | No |     |  | Pool                | Yes                 |
|              |    |     |  | Views               | False               |
|              |    |     |  | Sizes               |                     |
|              |    |     |  | Floor Size          | 398m <sup>2</sup>   |
|              |    |     |  | Land Size           | 1,265m <sup>2</sup> |

#### Extras

Built In Braai Dishwasher Connection Domestic Bathroom Out Buildings Freestanding Curtain Rails Garden Gas Hob Open Plan Kitchen Intercom Electric Gate Wheelchair Accessible Cooling Fans Double Basin