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46 13th Street  
Menlo Park  
Pretoria  
0081

### On Show



11:00 to 14:00



Saturday, 06 September 2025

#### Directions

Viewing by appointment only, please contact the agents.



ON SHOW

Web Ref RL47550



**R3,950,000**



5



4



2

**Monthly Bond Repayment** R39,436.01

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R275,691.00

**Bond Costs** R51,610.00

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

This property borders Menlo Park but is located in Maroelana, closer towards the Forest Walk Centre and Pro Arte School. 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...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	4
Kitchens	2
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	6
Security	No
Dom. Accom.	1
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