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46 13th Street
Menlo Park
Pretoria
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NEW



Web Ref RL46501



R2,990,000

 7  4.5  2

Monthly Bond Repayment R30,355.35

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R159,255.00 **Bond Costs** R42,185.00

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

Monthly Rates R1,017

Prime location, endless possibilities.

This massive house and property need renovation.

It's currently zoned for Residential 1 but can be rezoned for med to high density Residential 2 zoning.

During the rezoning process, the property can be rented out to generate rental income and cover expenses.

The property could also serve as offices when rezoned or be renovated into a beautiful home.

The property features a large house that's been split into two separate rentable units. Both rental units have their own entrance.

House 1 - office, guest toilet, kitchen, lounge, 2 bathrooms and 3 bedrooms.

House 2 - Open plan lounge and dining area, guest toilet, 1 bathroom and 3 bedrooms.

The units are also separated, allowing both tenants to keep animals and have a degree of privacy.

There's an additional room separate from the main house that can also be rented out. There's...

Features

Pets Allowed Yes

Interior

Bedrooms	7
Bathrooms	4.5
Kitchens	2
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	6
Security	No
Pool	No
Views	False

Sizes

Land Size	1,487m²
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Extras

Carpets Carport Driveway Electric Gate Freestanding First Floor Secure Parking