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46 13th Street
Menlo Park
Pretoria
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Web Ref NPP72957



R1,400,000



Monthly Bond Repayment R14,450.64
Calculated over 20 years at 11% with no deposit.

Transfer Costs R40,617.00 **Bond Costs** R27,105.00

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

Monthly Levy R2,156 **Monthly Rates** R1,068

Prime location Investment - It's all about the address!

This modern complex with a ground floor unit in the heart of Menlo Park offers excellent security and is the perfect lock up and go for students and the young professional. Current tenant with a rental contract in place. Excellent for investment.

Walking distance from schools, shops and restaurants.

Included in the sale are 2 appliances.

Call me for an appointment!

Menlo Park borders other upmarket areas known as Waterkloof, Brooklyn and Lynnwood. Today these suburbs are known as the old east and boast some of the city's most high-end residential properties. Menlo Park is ideally situated in a central position near the N1 highway, within easy reach of the central business district.

Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	63m ²
Bathrooms	2	Security	Yes	Land Size	2,233m ²
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	True		
Furnished	No				

Extras

TV Port Patio Security Gate Alarm System Views: Private Locality: Close To Schools Locality: Close To Shops Living Area: Open Plan Kitchen: Modern Kitchen: Double Sink Kitchen: Gas Bottled Kitchen: Finish Kitchen Finish: Granite Main Bedroom: Double Ensuite: Bath Bedroom 2: Double Main Bathroom: Separate Shower Laundry: In Bathroom Window Coverings: Blinds Outdoor Living: Washing Line Land Contour: Flat To Sloping Condition: Renovated Condition: Excellent Window/door Frames: Aluminium Water Supply: Town Supply Sewerage: Mains Security: Electric Fencing Kitchen: Open Plan Kitchen: Dishwasher