

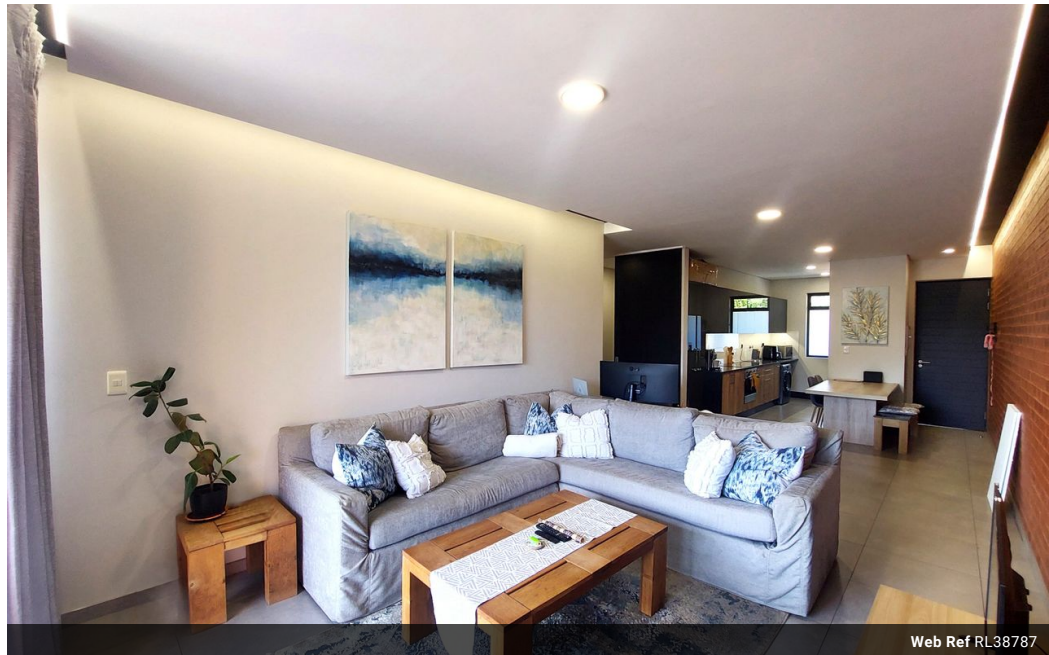


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46 13th Street
Menlo Park
Pretoria
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Web Ref RL38787



R2,260,000



Monthly Bond Repayment R23,327.46
Calculated over 20 years at 11% with no deposit.

Transfer Costs R95,738.00 **Bond Costs** R36,530.00

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

Monthly Levy R1,920 **Monthly Rates** R1,430

Swanky and trendy living

Comfort, Convenience & Style

A WOW WOW home, which has the following included in the pricing:

- * Lounge suite (Couch)
- * Coffee/TV stand
- * Display stand in hallway (with mirror) separating the two bedrooms
- * Study table in second bedroom

Brilliantly located in Menlo Park, this comfortable, single-level apartment offers easy living with a private balcony. (Both stairs and a lift available)

The apartment has two well-sized bedrooms, each with its own en-suite bathroom, plus a convenient guest toilet. Open-plan kitchen dining and lounge areas, create a practical and well-designed space—perfect for those who appreciate a no fuss, low-maintenance lifestyle.

Your vehicles will rest just as comfortably in the two exclusive parking spaces, with ample visitor parking available.

Pet-friendly (subject to approval)

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	2	Floor Size	100m ²
Bathrooms	2	Security	Yes	Land Size	6,271m ²
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				