



Simoné Pienaar
082 562 2245
simone.pienaar@harcourts.co.za



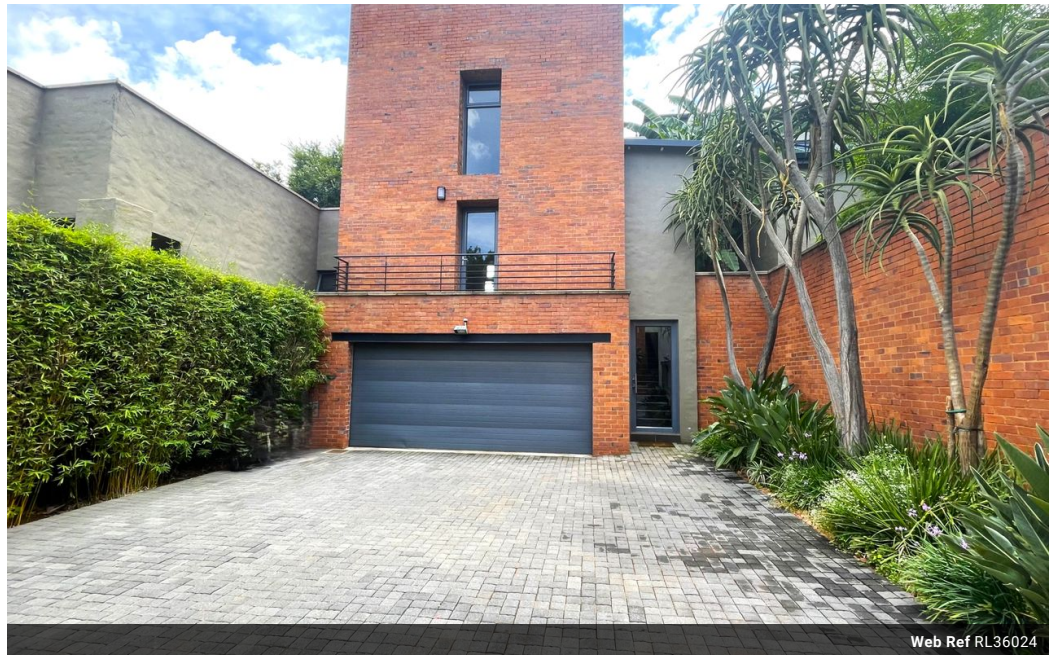
Tamara Takacs-Windt
084 657 5386

tamara.tw@harcourts.co.za

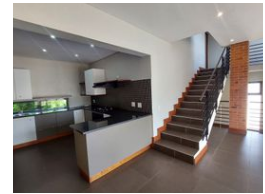
Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref RL36024



R4,500,000

4 4 2

Monthly Bond Repayment R46,448.48
Calculated over 20 years at 11% with no deposit.

Transfer Costs R343,009.00 **Bond Costs** R57,265.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R3,800

Gorgeous living within walking distance to Menlo Park Primary School

Welcome to this beautiful home offering space, security, and a modern lifestyle. Brilliant access to highways, shopping centres, eateries and schools.

Key Features:

- Spacious Living Areas: The first floor features two air-conditioned living and dining areas that open up to an entertainment patio and a small, low maintenance private garden. (With irrigation in place)
- Modern Kitchen: Equipped with plenty of cupboard space, a gas stove, a pantry, and a separate scullery.
- Comfortable Bedrooms: A guest bedroom with an en-suite bathroom is on the ground floor. Upstairs, the main bedroom and two additional bedrooms each have their own en-suite bathrooms.
- Outdoor Space: Enjoy a built-in braai on the patio.

Extras:

- Staff room (1 room with toilette and shower)
- Double automated garage. (2 additional parking spaces in front of...)

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	322m ²
Bathrooms	4	Carports / Parkings	2		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	1		
Furnished	No	Pool	No		
		Views	False		

Extras

Air Conditioner Built in Wardrobes Cluster Home Domestic Bathroom Bathroom En Suite Gated Community Electric Garage Granite Tops Multi Storey Electric Fencing Irrigation System Residential Secure Parking