

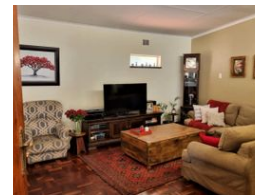


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46 13th Street
Menlo Park
Pretoria
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Web Ref NPP73886

R2,650,000

Monthly Bond Repayment R27,352.99
Calculated over 20 years at 11% with no deposit.

Transfer Costs R129,887.00 **Bond Costs** R40,300.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,538



Not just a Duet, it's an Incredible Family Home.

This low maintenance family home features 3 bedrooms bathed in sunlight, making every morning a bright day. It is snugly nestled in Menlo Park and walking distance from The Village and The Club, with a large amount of shops and lovely restaurants on your doorstep. The open-plan layout of the living area, lounge and dining area creates a perfect space for leisure. No effort was spared in restoring the kitchen and bathrooms. An en-suite bathroom complements the master bedroom. Two bedrooms share a second bathroom. The patio, swimming pool and lawn, elevate this house, making it the focal point of your outdoor living space. State of the art security, domestic staff quarters, fibre internet connectivity and under-roof parking with a joint driveway, shared with the neighbors, complement the fine house. Bursting with potential, this...

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	2	Floor Size	198m ²
Bathrooms	2	Security	No	Land Size	600m ²
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	True		

Extras

House Style: Lifestyle Views: Private Locality: Close To Schools Locality: Close To Shops Living Area: Open Plan Kitchen: Standard Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Laundry: In Kitchen Pool: Inground Land Contour: Flat Sewerage: Mains Kitchen: Double Sink Kitchen: Finish Window Coverings: Blinds Insulation: Walls Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living Entertainment Area: Paved Outdoor Living: Washing Line Heating / Cooling: Electric Condition: Good Additional: Electrical Satellite Dish Water Supply: Town Supply Pool: Chlorine

