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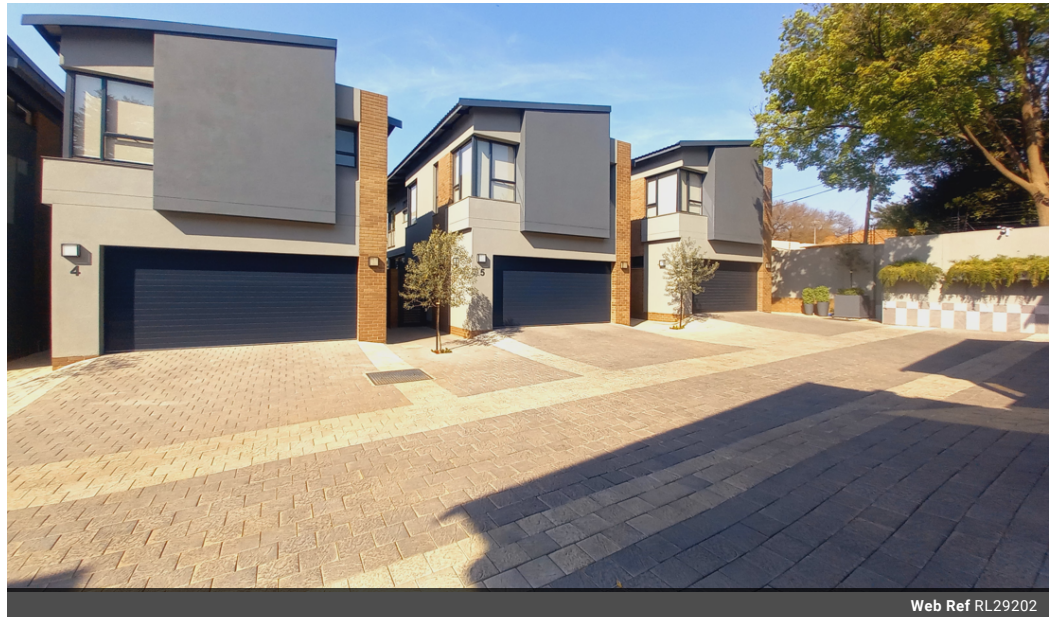
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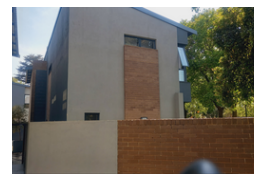
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL29202



### R4,950,000

3 3.5 2

**Monthly Bond Repayment** R49,419.80

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R397,016.00 **Bond Costs** R61,035.00

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

**Monthly Levy** R2,000 **Monthly Rates** R1,800

Stunning 3-bedroom duplex in Menlo Park, Pretoria—modern living in a prime location awaits you!

Looking for a lock up and go require the best? Look no further. Open plan living areas designed for easy living, On the lower level you will find your kitchen, lounge, dining room, guest toilet with tall glass sliding doors and windows leading to a private garden. On the upper level you will find 3 bedrooms and 3 bathrooms plus a study. Inverter for your loadshedding, with a double automated garage. Security is tops with electric fencing, perimeter wall and security guard house to ensure your safety.

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Security	Yes
Pool	No
Views	True

#### Sizes

Floor Size	172m <sup>2</sup>
Land Size	188m <sup>2</sup>

