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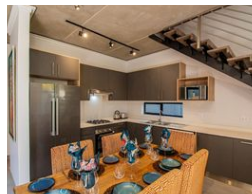
Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref RL50610



R4,690,000

3 3.5 2

Monthly Bond Repayment R46,824.02

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R366,248.00 **Bond Costs** R59,150.00

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

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

Modern 3-Bedroom Duplex in Menlo Park, Pretoria - Prime Location

Experience the best of contemporary, lock-up-and-go living in the heart of Menlo Park!

This beautifully designed 3-bedroom, 3-bathroom duplex offers both comfort and style in a sought-after, secure complex.

Property Features:

Spacious open-plan living with kitchen, lounge, and dining areas

Tall glass sliding doors and large windows invite natural light and open to a private garden

• Guest toilet conveniently located on the lower level

• Upstairs: 3 bedrooms, each with their own bathroom, plus a dedicated study

• Modern kitchen with high-end finishes

• Double automated garage with direct access

Security:

• Electric fencing around the perimeter

• Guard house with 24/7 security

• Secure, access-controlled complex

• CCTV coverage of the common property areas

Extras:

• Fiber line to each property

Location: Perfectly positioned in

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 False

Sizes

Floor Size 172m²

Land Size 188m²

Extras

24 Hour Access 24 Hour Response Bath Built in Wardrobes Basin Bath, Toilet and Basin Double Storey ADSL En Suite Fibre Guard Immaculate Condition Double Dishwasher Connection Freestanding Gas Hob Electric Garage Electric Gate Mainen Suite On Street Parking Near Mini Bus Service

