



Nicky Da Silva
084 456 2561
nicky.dasilva@harcourts.co.za

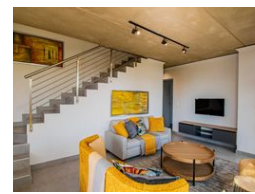
Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref RL50608



R4,690,000

3 3 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** R1,880

Stunning 3-bedroom duplex in Menlo Park, Pretoria—modern living with style and convenience awaits!

3 Bedroom Home for Sale.

Contemporary Full-Title Homes in a Prime Location!

Experience stylish urban living in these exquisitely designed full-title homes that offer an abundance of space, natural light, and luxury.

Ground Floor:

The expansive open-plan living, dining, and kitchen area features plenty of cupboard space and a gas stove. Sliding doors flood the space with natural light, creating a bright and airy atmosphere overlooking a small garden.

Upstairs:

Enjoy three spacious en-suite bedrooms, each equipped with built-in cupboards and dressing tables. The bathrooms boast sleek, modern finishes, while a built-in study area and linen closet add to the convenience. Additional Features:

- Double automated garage with a laundry nook
- DSTV & fibre connectivity ready
- Guardhouse with CCTV for enhanced security

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Security	Yes
Pool	No
Views	False

Sizes

Floor Size	172m ²
Land Size	188m ²

