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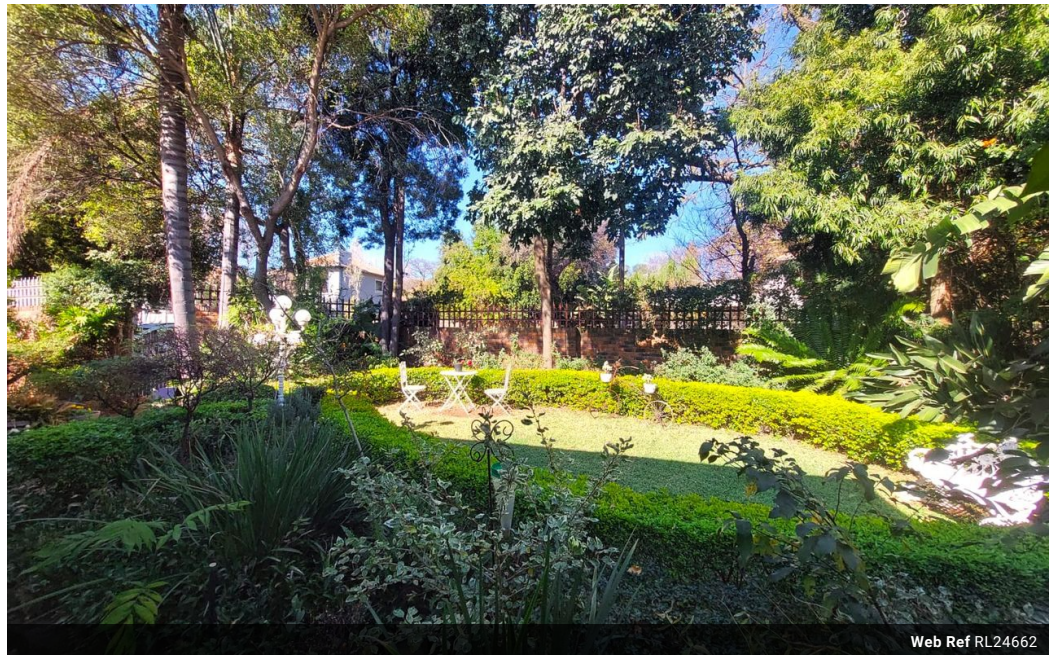
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Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL24662



R3,650,000

4 3 1

**Monthly Bond Repayment** R37,674.88  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R240,382.00 **Bond Costs** R49,725.00

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

**Monthly Rates** R2,000

Private and secure living

To Live or to Develop, Now That is the Question?

Opportunity to transform this grand old dame into a dream home or capitalize on its prime location for development. This property offers versatility and potential.

Overview:

- 4 bedrooms, 3 bathrooms, and spacious living areas.
- Kitchen perfect for gatherings, filled with the aroma of home-cooked meals and lively conversations.
- Beautiful, well-maintained lawns ideal for entertaining and leisurely afternoons.

Location:

- Gated – closed off street/cul de sac – excellent in terms of security
- Prime location surrounded by businesses and amenities.
- Walking distance to Gautrain bus stop.
- Currently Zoned Residential 1 with potential for high-density development (up to 80 units per hectare on this size).

Development Potential:

- Currently zoned for residential use with the

Features

**Pets Allowed** Yes

**Interior**

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

**Exterior**

Garages	1
Carports / Parkings	2
Security	No
Dom. Accom.	1
Pool	No
Views	False

**Sizes**

Floor Size	280m <sup>2</sup>
Land Size	1,115m <sup>2</sup>