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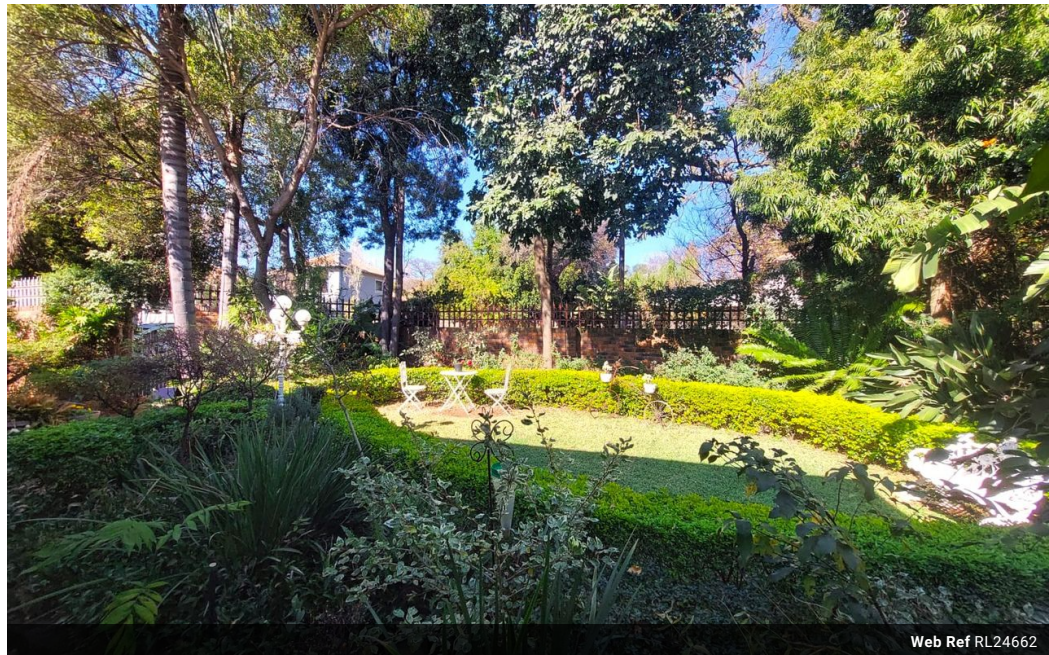
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Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref RL24662



R3,650,000

4 3 1

Monthly Bond Repayment R37,055.86

Calculated over 20 years at 10.75% 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 ²
Land Size	1,115m ²