

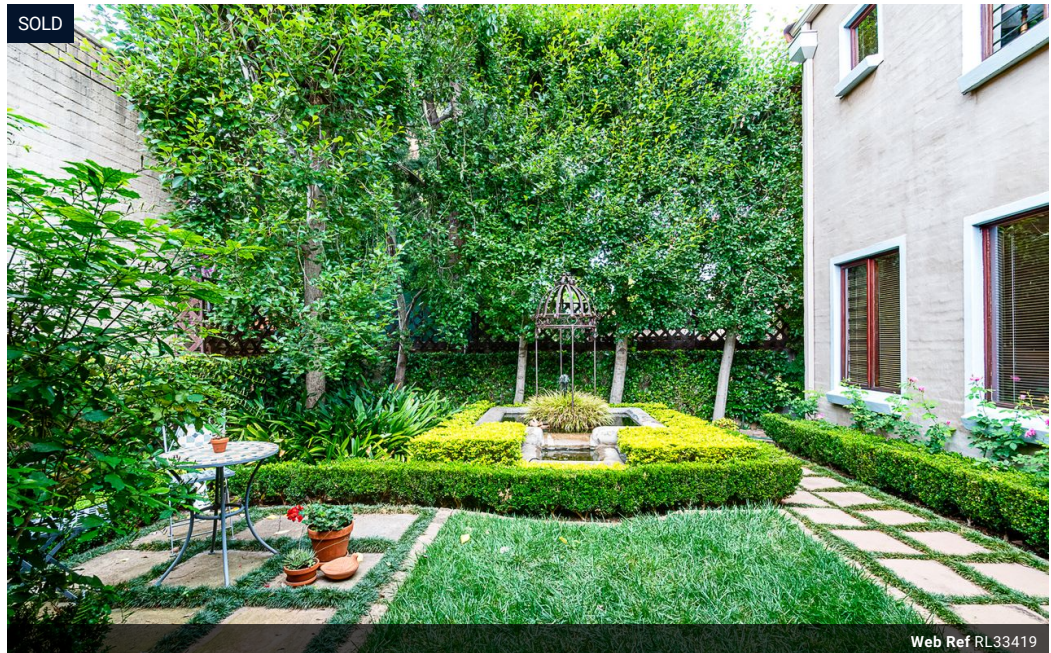


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**R2,780,000**

**Monthly Bond Repayment** R28,694.84  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R140,287.00    **Bond Costs** R40,300.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,067



**A Little Gem**

**Dual Mandate**

Seldom does an excellent buy like this come onto the market. Charming, ambiance, atmosphere, ample space & perfect location. The house offers spacious accommodation, open-floor plan living areas, a large covered patio ideal for family gatherings & entertaining. A back-up battery for the gate & alarm & a 750l reserve water tank are included. A small, manicured landscaped garden, a feast for eyes and senses compliments this delightful property. Situated in the heart of Menlo Park close to almost everywhere. Contact me, don't tarry.....this is an excellent buy.

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	221m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	435m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Studies	1				
Furnished	No				