



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



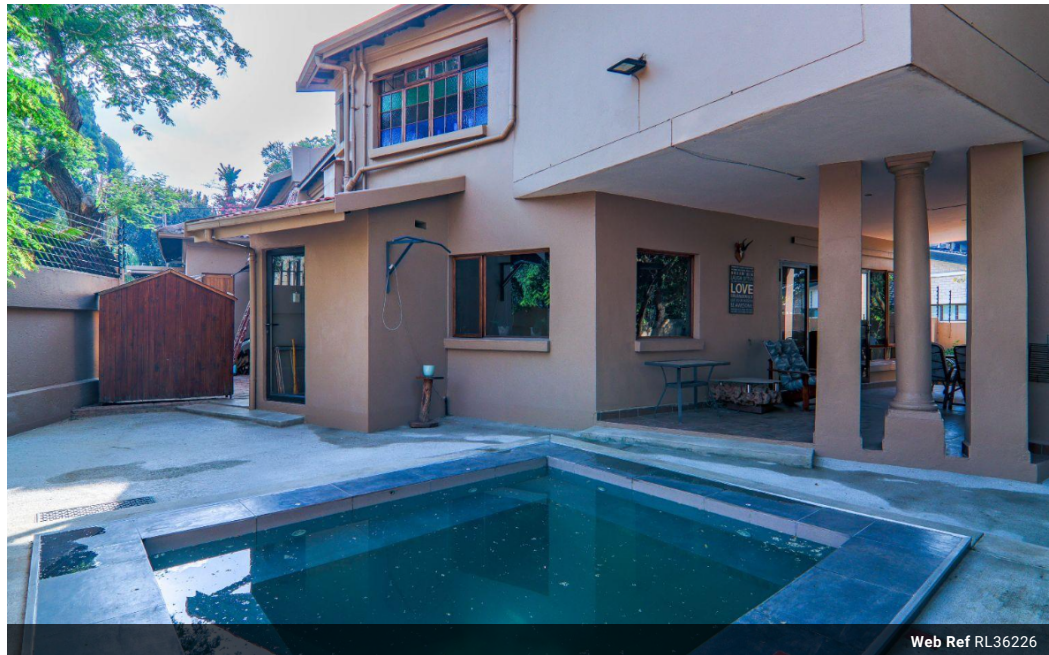
**Dennis Hamer**  
082 415 8547

dennis.h@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL36226



R3,495,000

4 3.5 2

**Monthly Bond Repayment** R35,482.25

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R221,164.00 **Bond Costs** R47,840.00

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

**Monthly Rates** R1,575

Stunning 4-bedroom house for sale in Menlo Park, – perfect for family living and entertaining

Nestled between Menlo Park Primary and Menlo Park High School, this exquisite double-storey residence offers the perfect blend of convenience and family living.

**Ground Floor:**

Spacious lounge

Elegant dining room

Cozy family room

Convenient guest toilet

Open-plan kitchen seamlessly integrated with a laundry area

Covered stoep with a built-in braai, ideal for entertaining

Heated splash pool with a relaxing Lapa for outdoor enjoyment

Separate servants' quarters with a bathroom for added convenience

**Upper Floor:**

Four generously sized bedrooms, all equipped with air conditioning for year-round comfort

Two well-appointed bathrooms

**Additional Features:**

Proposed gated area for enhanced security

Comprehensive CCTV system with 12 cameras for peace of mind

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	376m <sup>2</sup>
Land Size	613m <sup>2</sup>

### Extras

Air Conditioner Air Conditioning Unit Backup Water Balcony Built in Wardrobes Bath, Toilet and Basin Built In Braai Covered Patio Dishwasher Connection Domestic Bathroom Bathroom Electric Garage First Floor Freestanding Guest Toilet Modern

