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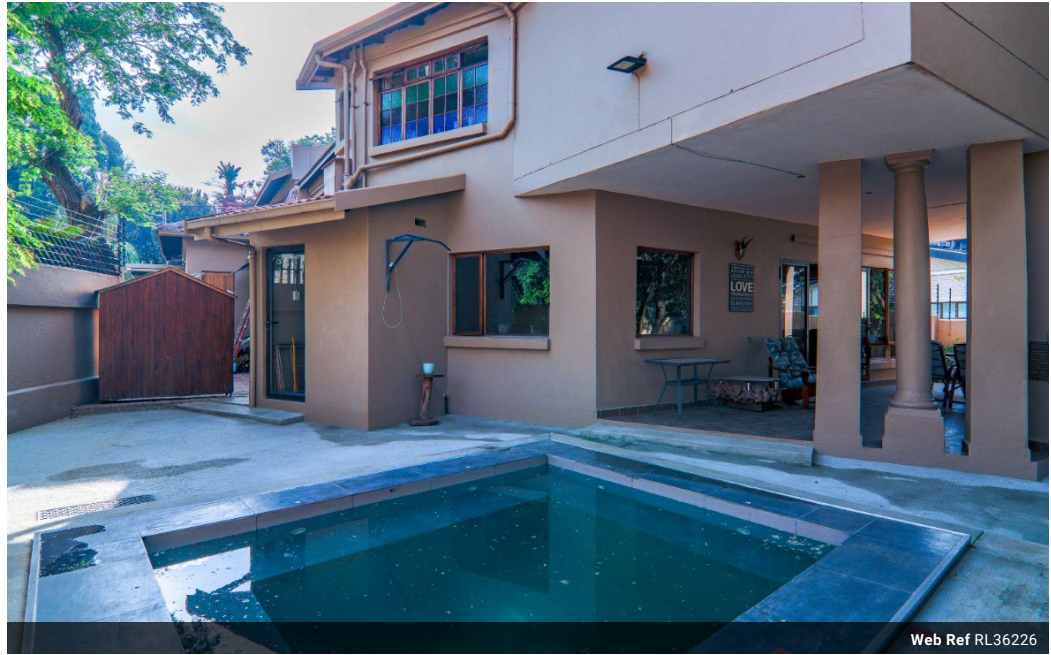
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Contact Harcourts Capital

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46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL36226



R3,495,000

**Monthly Bond Repayment** R36,074.98  
Calculated over 20 years at 11% 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

4    3.5    2

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

