



**Simoné Pienaar**  
082 562 2245  
simone.pienaar@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



R2,650,000

🚗 3 🛏 2.5 🏠 2

**Monthly Bond Repayment** R26,457.07

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R130,028.00 **Bond Costs** R40,300.00

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

**Monthly Rates** R971

Versatile 3 to 4 bedroom property features a spacious front and back yard.

Would you like to stay in a cozy home in the sought-after Menlo Park? This well-priced property is a must-see.

What is special about the house is the large, secure parking area in front, as well as the very spacious outdoor area for relaxing. It offers incredible versatility. You can rent it out as an investment, live in the home yourself, or run a small business from the downstairs office. The ample, secure parking outside can accommodate at least four visitor vehicles, making it ideal for clients. Downstairs, you'll find a living room, dining area, kitchen, and a spare bedroom with a guest toilet that can also be used as a home office.

Upstairs, two bedrooms share a bathroom, while the main bedroom has its own private bathroom.

The outside area has a lot of potential, whether for an outdoor entertainment area, a swimming...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	No
Pool	No
Views	False

#### Sizes

Land Size	665m²
-----------	-------

#### Extras

Air Conditioning Unit Burglar Bars Built in Wardrobes Curtain Rails Driveway Visitors Parking Residential Gas Hob