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46 13th Street  
Menlo Park  
Pretoria  
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**R3,100,000**

3 2.5 2

**Monthly Bond Repayment** R31,997.84

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R173,379.00 **Bond Costs** R44,070.00

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

**Monthly Levy** R1,400 **Monthly Rates** R1,650

Live just a walk away from Menlo Park Primary School

This move-in ready, 2-level, 3-bedroom home with a braai and small swimming pool is the perfect choice for you.

Featuring an open-plan downstairs multifunctional area and a convenient indoor braai.

The upper level houses all bedrooms: a main bedroom with an en-suite and two additional bedrooms sharing a bathroom.

For those prioritizing security, this home offers the peace of mind of security gates, electric fence and alarm.

This house provides a feeling of privacy, notwithstanding the nearby neighbors.

Call to view this beautiful property.

### Features

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	2
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	226m²
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#### Extras

Air Conditioner Blinds Alarm System Built in Wardrobes Electric Fencing Electric Garage Secure Parking Residential Domestic Bathroom Bathroom Double Parking Double Storey Guest Toilet Totally Fenced Garden Terrace