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46 13th Street
Menlo Park
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Web Ref RL43320



R649,000

1 1

Monthly Bond Repayment R6,588.84

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R23,730.00 **Bond Costs** R17,680.00

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

Monthly Levy R1,800 **Monthly Rates** R200

Investment Opportunity – 1-Bedroom Unit in Monument Park

Long-term growth with consistent rental income.....Situating in a secure and well-maintained complex, this 1 bed unit offer a smart investment for both seasoned and first-time property buyers.

Currently tenanted, providing immediate, stable income.

Key Features:

- Spacious lounge and open-plan kitchen in each unit
- Pantry for additional storage
- Comfortable, well-sized bedroom
- "Up the stairs" apartment

Location Highlights:

- Round the corner from Sol-Tech
- R21 highway, offering quick access to: Brooklyn, Groenkloof, UP etc

Ideal for students, young professionals, or short- and long-term tenants

Features

Interior

Bedrooms	1
Bathrooms	1
Kitchens	1
Recep. Rooms	1
Furnished	No

Exterior

Carports / Parkings	1
Security	No
Pool	Yes
Views	False

Sizes

Floor Size	50m ²
Land Size	8,167m ²