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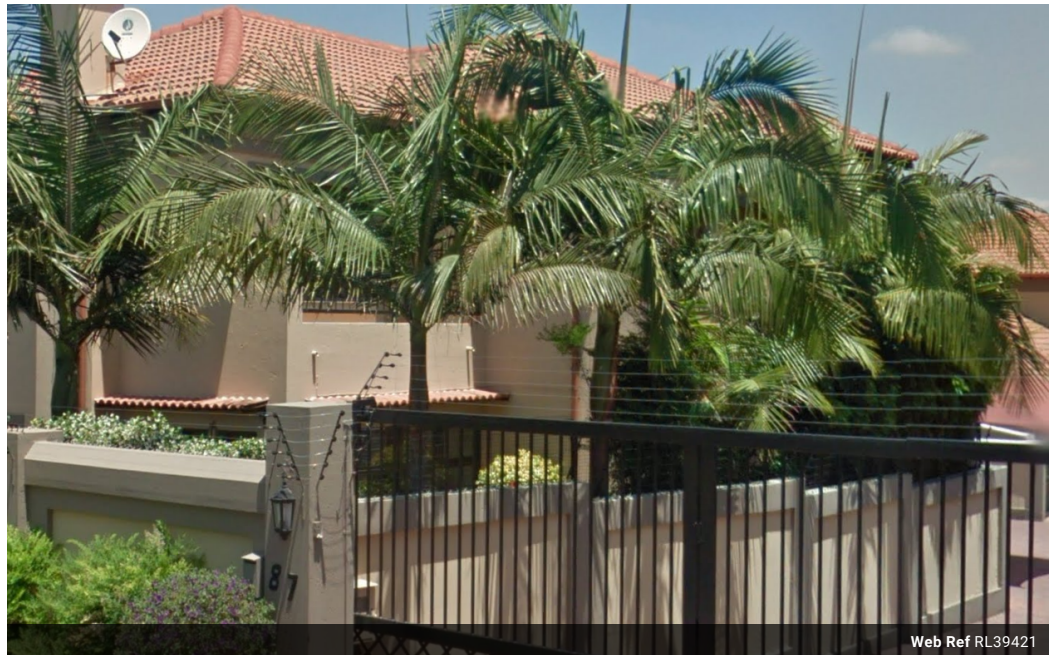
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46 13th Street  
Menlo Park  
Pretoria  
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Web Ref RL39421



R3,150,000

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**Monthly Bond Repayment** R32,513.93  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R178,879.00 **Bond Costs** R44,070.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R300 **Monthly Rates** R1,650

### Stunning Three-Bedroom Family Home for Sale in Monument Park

Discover your ideal living space in this beautifully designed full-title home located within a charming estate, complete with low levies! This move-in ready residence captivates from the moment you enter through the inviting entrance hall. The expansive open-plan layout seamlessly connects the living, dining, and kitchen areas, showcasing a contemporary design and generous dimensions. The modern kitchen is a chef's dream, featuring ample counter and cupboard space, a scullery for appliance storage, and an electric stove and oven—perfect for everyday family life and entertaining guests. A convenient guest toilet is also located on the ground floor. Venture upstairs to find three spacious north-facing bedrooms, each equipped with built-in cupboards and direct access to a balcony. The master suite serves as a luxurious retreat,...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

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

#### Sizes

Floor Size	218m <sup>2</sup>
Land Size	533m <sup>2</sup>

#### Extras

24 Hour Response Backup Water Balcony Built in Wardrobes Air Conditioner Bath, Toilet and Basin Carpets Dishwasher Connection Covered Patio Domestic Bathroom Bathroom Double Parking Domestic Bathroom Out Buildings Electric Gate Freestanding Double Bed Double Storey Electric Garage Oven & Hob

