

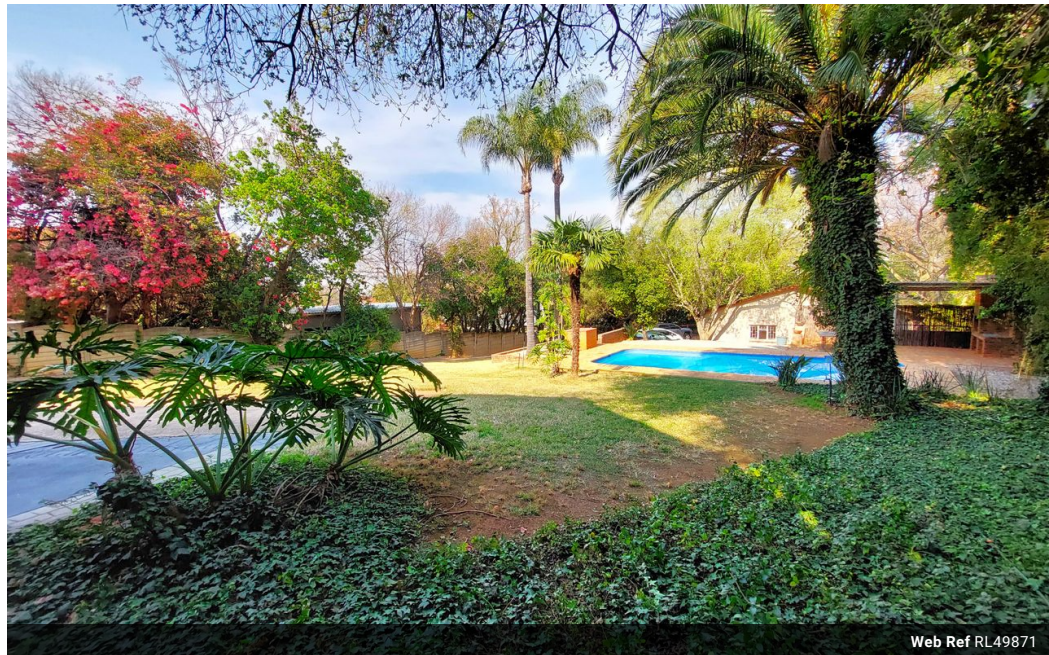


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Contact Harcourts Capital

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46 13th Street
Menlo Park
Pretoria
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Web Ref RL49871



R3,200,000

3 2 2

Monthly Bond Repayment R31,948.16

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R184,520.00 **Bond Costs** R44,070.00

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

Monthly Rates R1,600

Space, Scale & Subdivision – A Rare Investment Gem

Monument Park Marvel – 2000+ SQM of Pure Potential!

Ready to build, live, earn – or all three?

This is not your average listing. With over 2000sqm, subdivision plans in place for 3 stands, and bulk contributions already settled, the groundwork is DONE. Whether you're a developer, investor, or savvy homeowner, this is your golden ticket.

- Main Home – Sophisticated and spacious:
- 2 Bedrooms | 2 Bathrooms | Study
- Light-filled living with quality finishes
- PLUS a fully self-contained flatlet below – ideal for rental, or home office (separate entrance)

Flatlet #2 – Private, detached, and versatile – income stream, studio, or business HQ

- Borehole + manual irrigation
- Alarm system with internal + external beams

This property is a canvas for your vision – live stylishly, develop smartly, or cash in

Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3	Exterior		Floor Size	196m ²
Bathrooms	2	Garages	2	Land Size	2,195m ²
Kitchens	1	Carports / Parkings	4		
Recep. Rooms	2	Security	No		
Furnished	No	Dom. Accom.	1		
		Pool	Yes		
		Views	True		