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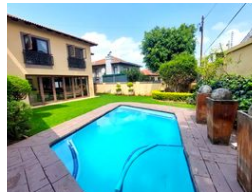
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL39284



### R3,400,000

3 2 2

**Monthly Bond Repayment** R34,517.78

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R208,547.00 **Bond Costs** R45,955.00

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

**Monthly Rates** R1,800

Easy, comfortable living

Gorgeous full title home in Secure Complex – Monument Park

Within a secure complex of just four units, this gorgeous double-storey townhouse is perfectly located in Monument Park, bordering Sterrewag.

\* Ground floor has an open-plan design blending the lounge, dining, kitchen, and entertainment areas—ideal for modern living.

\* Upstairs, you'll find three spacious bedrooms, including a main ensuite, plus a generous PJ lounge that can double up as a games room or study.

Low-maintenance garden with a perfectly sized pool - balance of relaxation and easy upkeep.

Conveniently situated near Laerskool Monumentpark, Monument Park Spar, and other such like services.

Immediate neighbour to the Pretoria-east suburbs of Sterrewag, Waterkloof Ridge, Waterkloof and Erasmusrand, Monument Park is one of the more sought-after, upmarket...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

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

### Sizes

Floor Size	225m <sup>2</sup>
Land Size	514m <sup>2</sup>