



**Iola Heim**  
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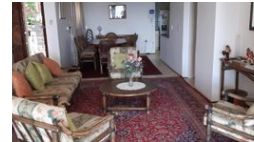
012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



SOLE MANDATE

Web Ref NPP68792



R4,000,000

**Monthly Bond Repayment** R41,287.54  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R281,050.00 **Bond Costs** R51,610.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R2,603

4 3 2

Location, Position, Views

Location, Position and Views are the most sought-after factors when buying REAL Estate. This property has it all with Top of the World views. The house is situated right on the top of Muckleneuk Hill with breath-taking views of the Union Building and the whole of Pretoria. Sunny, light and bright all day while night-time views of twinkling lights like little gem-like stars sparkling in the dark, night sky, is another special attribute of the position of this property. This Old Lady has great potential and possibilities and is just waiting for a new owner with a magic wand to turn her into Cinderella. This is a great opportunity to upgrade or build this property into an exceptional home in a dream location. Within easy access to many top schools, around the corner from the Zuid Afrikaans and LCM Hospitals, close to UNISA, Tuks...

Features

Pets Allowed	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	400m <sup>2</sup>
Bathrooms	3	Security	Yes	Land Size	1,053m <sup>2</sup>
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	4	Pool	Yes		
Studies	1	Views	True		
Furnished	No				

Extras

Laundry Alarm System House Style: Contemporary House Style: Other Views: City Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area: Formal Dining Living Area: Formal Lounge Living Area: Separate Dining Kitchen: Original Kitchen: Breakfast Bar Kitchen: Double Sink Kitchen: Separate Cooktop Kitchen: Scullery Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Melamine Kitchen Finish: Timber Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 2: Additional Info Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 3: Additional Info Bedroom 4: Single Main Bathroom: Bath Main Bathroom: Separate Shower Additional Rooms: Family Additional Rooms: Office / Study Additional Rooms: Other Heating / Cooling: Woodfire Heating / Cooling: Closed Outdoor Living: Garden Outdoor Living: Washing Line Pool: Chlorine Pool: Inground Pool: Security Fencing Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Land Contour: Steep Condition: Renovator Window/door Frames: Aluminium

