

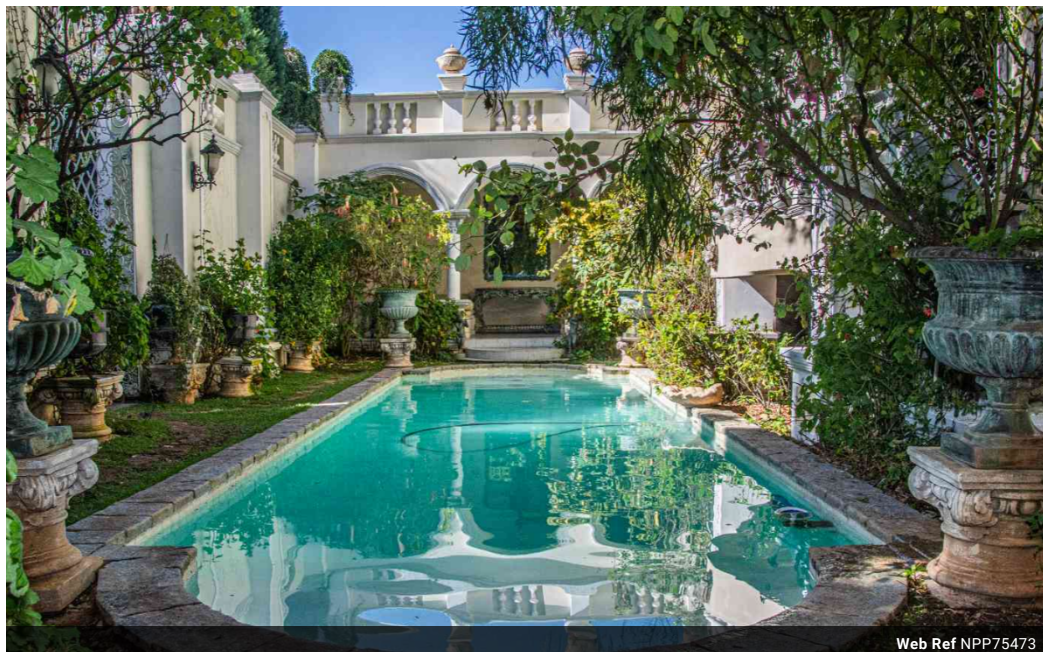


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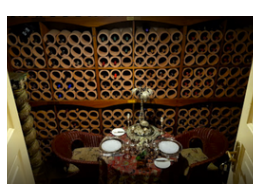
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref NPP75473



R16,500,000

**Monthly Bond Repayment** R170,311.08  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,795,521.00 **Bond Costs** R113,285.00

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

**Monthly Rates** R8,000



### Luxurious Colonial Mansion with 8 Spacious rooms

Indulge in opulence and splendor with this remarkable colonial mansion. Perfect for the affluent and renowned, this long-established building offers 8 spacious rooms along with deluxe lounges, a grand dining room, covered pavilion for your high tea, wine cellar with a tasting room, breakfast veranda seating up to 90 guests, and much much more. Prepare to be amazed.

Conveniently located near embassies, the business hub, and major highways, this estate can be used as a guest house, ideal for discerning travelers, or a lavish homestead. The option to purchase the property with or without furniture is available (separately negotiated). Each magnificent bedroom features an en-suite bathroom and air conditioning, ensuring utmost comfort.

The main building overlooks lush, sprawling gardens, providing a picturesque setting for events...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	8
Bathrooms	8
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	3
Carports / Parkings	10
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	1,000m <sup>2</sup>
Land Size	1,801m <sup>2</sup>

#### Extras

Laundry TV Port Patio Security Gate House Style: Character House Style: Colonial House Style:  
Other Views: City Views: Private Locality: Close To Schools Locality: Close To Shops Locality:  
Close To Transport Living Area: Formal Dining Living Area: Formal Lounge Living Area:  
Separate Dining Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Separate Shower  
Bedroom 2: Double Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Bedroom 4: Double  
Bedroom 4: Built-in / Wardrobe Main Bathroom: Separate Shower Additional Rooms: Office /  
Study Additional Rooms: Guest Toilet Window Coverings: Drapes Heating / Cooling: Split Cycle  
A/c Heating / Cooling: Woodfire Outdoor Living: Entertainment Area Outdoor Living  
Entertainment Area: Covered Outdoor Living: Garden Outdoor Living: Verandah Outdoor Living:  
Washing Line Pool: Communal Pool: Indoor Pool: Private Garaging / Carparking: Double Lock-  
up Garaging / Carparking: Off Street Land Contour: Sloping Condition: Excellent Window/door  
Frames: Timber Security: Intercom

