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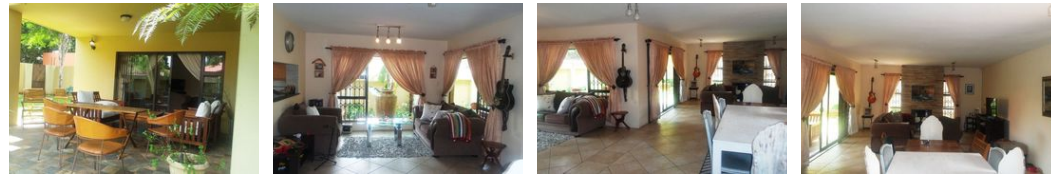
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref NPP73782



**R2,850,000**

**Monthly Bond Repayment** R29,417.37  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R148,055.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.



The perfect 3 bedroom lock up 'n go - Nieuw Muckleneuk

The house is designed to ensure a relaxed, comfortable lifestyle taking advantage of the spacious living areas and adequate accommodation. Uncluttered design distinguished by refinement and sleek sophistication with a modern, minimalistic open plan ambience. This perfect lock up and go is stylish, ticks all the boxes, has excellent embassy style security and an ideal, low maintenance smallish garden. Ideal for embassies.

Situated right in the middle of popular suburbs Waterkloof, Groenkloof, Lukasrand and Bailey's Muckleneuk this suburb boasts leafy, tree-lined streets and large properties. Close to the Gautrain Station in Hatfield and malls like Brooklyn Mall and Menlyn Park Shopping Mall plus smaller shopping centres. Top notch schools and bus routes are also located conveniently close to this suburb and access to main...

**Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	281m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	600m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Studies	1				
Furnished	No				

**Extras**

Laundry Totally Fenced Extractor Fan Alarm System Security Gate Outdoor Beams Garaging / Carparking: Double Lock-up Living Area: Open Plan Kitchen: Scullery Main Bedroom: Double Main Bedroom: Walk-in-robe Ensuite: Spa Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Locality: Golf Estate House Style: Contemporary Views: Private Kitchen: Modern Kitchen: Open Plan Kitchen: Breakfast Bar Kitchen: Double Sink Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Timber Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living: Garden Outdoor Living: Washing Line Land Contour: Flat Water Supply: Town Supply Sewerage: Mains Condition: Good Window/door Frames: Aluminium

