



Roxzanne Odendaal

Non-Principal Property
Practitioner
Registered with PPRA
(FFC 119 440 7)

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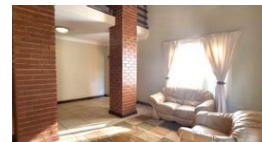
Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref RL42610



R2,400,000

3 2 2

Monthly Bond Repayment R23,961.12

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R105,693.00

Bond Costs R36,530.00

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

Monthly Levy R2,300

Monthly Rates R1,600

Secure Estate in a well established neighbourhood

This property features open-plan living spaces that effortlessly flow onto a covered patio, complete with a built-in braai. The generously sized kitchen boasts granite countertops and plenty of cupboard space, along with a separate scullery designed to accommodate all your appliances.

On the ground floor, you'll find two cozy bedrooms with built-in wardrobes and plush carpeting, conveniently serviced by a second bathroom.

The upper level offers a third living area, perfect for a pajama lounge or home office. The main bedroom, also located on this floor, features a walk-in closet and an en-suite bathroom equipped with a bathtub, shower, double vanity, and toilet.

Additional highlights of this property include a spacious double automated garage and a charming, well-maintained garden.

The estate ensures peace of mind with...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

Sizes

Floor Size	296m ²
Land Size	400m ²

Extras

24 Hour Access Bath, Toilet and Basin Built In Braai Built in Wardrobes Carpets Courtyard Covered Patio Curtain Rails Double Parking Electric Garage Estate Entrance Hall En Suite Garden Granite Tops Guard House Near Bus Service Open Plan Kitchen Oven & Hob Residential Spacious Entrance Hall