



### Roxzanne Odendaal

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

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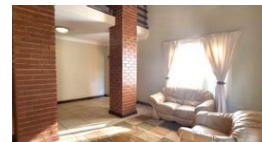
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref RL42610



## R2,400,000

3 2 2

**Monthly Bond Repayment** R24,365.49

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R105,552.00 **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		Exterior	
Bedrooms	3	Garages	2
Bathrooms	2	Carports / Parkings	2
Kitchens	1	Security	Yes
Recep. Rooms	3	Pool	No
Furnished	No	Views	False

### 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