

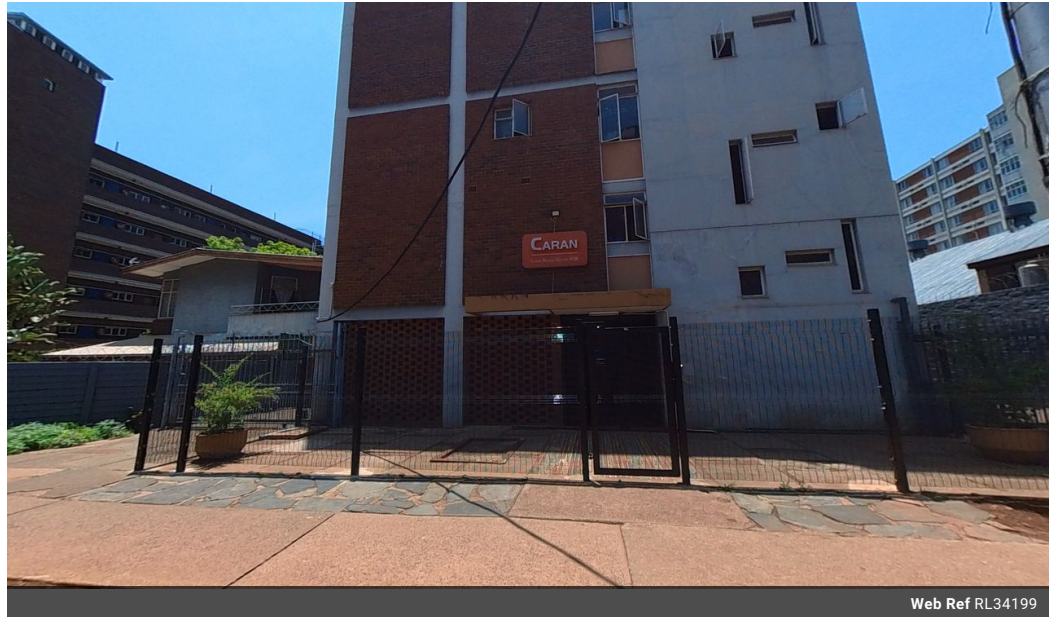


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46 13th Street
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Pretoria
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R700,000

2 1

Monthly Bond Repayment R7,225.32
Calculated over 20 years at 11% with no deposit.

Transfer Costs R23,730.00 **Bond Costs** R17,680.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1,194 **Monthly Rates** R198.3 **Special Levy** R205

2-Bedroom Flat in Pretoria Central – A Prime Investment Opportunity!

Discover the ultimate blend of urban convenience and lucrative potential with this charming duplex in the heart of Pretoria Central. Perfect for investors or city dwellers, this versatile property is already optimized for rental income, boasting a converted 3rd bedroom to maximize earnings and a rental potential of R9,000+ per month!

Spacious Layout: Duplex design with ample space and modern functionality.

Living Room Conversion: The living area has been smartly transformed into a 3rd bedroom to enhance rental potential.

Stylish Kitchen: Fully equipped with ample cupboard space, ideal for preparing anything from quick snacks to gourmet meals.

Large Bedrooms: Two generously sized bedrooms, both bright and inviting, offering a serene retreat.

Big Balcony: A private, expansive balcony to relax—perfect for tenants or your...

Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	1	Floor Size	76m ²
Bathrooms	1	Security	No	Land Size	1,970m ²
Kitchens	1	Pool	No		
Recep. Rooms	1	Views	False		
Furnished	No				

