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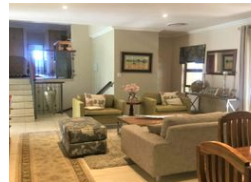
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref NPP75949



R4,400,000

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**Monthly Bond Repayment** R43,928.72

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R330,012.00 **Bond Costs** R55,380.00

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

**Monthly Rates** R2,500 **Special Levy** R4,500

Anybody for a game of golf?

Buying inside this estate with NO LOAD-SHEDDING, at this price? YES, you can!  
Ideal for a family in search of the golf estate lifestyle, close to the best schools in Pretoria.

The solid Cherry wood designer kitchen is inviting and perfect for fun family entertainment .  
The open plan living area leads out to the covered patio featuring a built-in braai.  
A manicured garden with lush green plants boast with an open deck that has lovely views where one can entertain friends.

The master bedroom has lots of cupboards and a full en-suite bathroom and is located on ground level.  
On the upper level of the house you will find a TV room/office, two more double bedrooms and a full bathroom.  
The double garage has direct access to the house and there is ample parking for additional vehicles.

The property is let out until January...

### Features

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	4
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	325m <sup>2</sup>
Land Size	686m <sup>2</sup>

#### Extras

House Style: Lifestyle Locality: Golf Estate Living Area: Open Plan Kitchen: Standard Main  
Bedroom: Double Main Bedroom: Built-in-robe Bedroom 2: Double Bedroom 2: Built-in /  
Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Additional Rooms: Office / Study

