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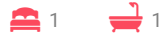
46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref CEV26468



### R330,000



**Monthly Bond Repayment** R3,406.22

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R16,346.00    **Bond Costs** R11,560.00

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

**Monthly Levy** R1,300    **Monthly Rates** R175    **Sectional Title Levy** R1,290

### One bedroom flat for sale in Sunnyside

Presenting to you a well kept and maintained one bedroom, kitchen, bathroom as well a huge living area with small intimate balcony. Your safety is guaranteed as there is 24/7 security and cameras in the building, there is closed carport.

The building is within walking distance to all amenities, but it is not in buzz and heart of Sunnyside. Sunnyside primary school, Pretoria technical high school, UNISA campus are all with a walking distance. Shopping centres like Barclays square and Arcadia park shopping centre are all in close proximity. Calling first time buyers or investors, to grab this amazing opportunity.

Be sure to contact me for viewing appointment.

### Features

Interior		Exterior		Sizes	
Bedrooms	1	Carports / Parkings	1	Floor Size	54m <sup>2</sup>
Bathrooms	1	Security	Yes	Land Size	1,508m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				

### Extras

Security Gate House Style: Character Views: City Views: Urban Locality: Close To Schools  
Locality: Close To Shops Locality: Close To Transport Living Area: Open Plan Kitchen: Original  
Kitchen: Free Standing Stove Main Bedroom: Double Main Bathroom: Bath Heating / Cooling:  
Electric Outdoor Living: Washing Line Land Contour: Flat Condition: Good Water Supply: Town  
Supply Sewerage: Mains Lifts

