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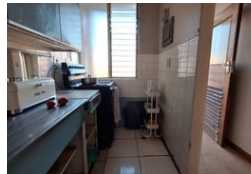
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46 13th Street  
Menlo Park  
Pretoria  
0081



SOLE MANDATE

Web Ref RL48494



### R350,000

**Monthly Bond Repayment** R3,494.33

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R16,402.00 **Bond Costs** R11,560.00

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

**Monthly Levy** R1,500 **Monthly Rates** R350



### Cozy Bachelor Flat in Sunnyside – Ideal for Singles or Students!

Discover the perfect blend of convenience and comfort in this attractively priced bachelor apartment, ideal for first-time buyers, students, or savvy investors. Nestled in the vibrant heart of Sunnyside, this unit provides effortless access to public transportation, schools, shops, and the dynamic inner-city lifestyle.

Inside, you'll find an open-plan living and sleeping area, a kitchen, and a bathroom complete with a bath. The building is well-maintained and secure, featuring 24-hour security, controlled access, and an elevator for your convenience.

Seize this affordable opportunity in a sought-after location. Reach out to us today to schedule a viewing and make this delightful space your own!

### Features

#### Interior

Bedrooms	0.5
Bathrooms	1
Kitchens	1
Furnished	No

#### Exterior

Carports / Parkings	1
Security	Yes
Pool	No
Views	False

#### Sizes

Floor Size	43m²
Land Size	2,555m²

