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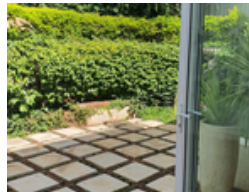
Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



Web Ref NPP69543



### R6,500,000

3 3 2

**Monthly Bond Repayment** R67,092.25  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R578,766.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,697

### Combine Your Home Office, Family Life & Entertainment

Built for family gatherings and entertaining friends on hot summer evenings. Open plan living areas as well as inviting bar flow seamlessly onto the outside patio facing the inviting pool. Two of three bedrooms have sliding doors leading onto their own patios overlooking the luscious, mature garden. The large private office/flat has its own entrance, open plan living area & 2 bedrooms/offices.

Don't Delay - Get two for the price of one!

Like large parts of Pretoria, 'the Waterkloof's' streets are lined with many spectacular jacaranda trees that blossom in vibrant purple hues which illuminate the entire suburb during October. Today it is a highly sought-after and upmarket area, boasting some magnificent hilltop homesteads on Edward and Victoria Streets which boast rather impressive views of the South African capital, including...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	431m <sup>2</sup>
Land Size	1,496m <sup>2</sup>

#### Extras

Laminated Floors Built In Braai Patio Alarm System House Style: Contemporary Views: Private Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Locality: Golf Estate Living Area: Open Plan Living Area: Separate Dining Kitchen: Original Kitchen: Standard Kitchen: Open Plan Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Microwave Kitchen: Scullery Kitchen: Finish Kitchen Finish: Granite Main Bedroom: Double Main Bedroom: Walk-in-robe Ensuite: Bath Ensuite: Separate Shower Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Additional Rooms: Office / Study Granny Flat: Bathroom Granny Flat: Open Plan Granny Flat: Kitchen Window Coverings: Blinds Heating / Cooling: Woodfire Heating / Cooling: Closed Additional: Electrical Satellite Dish Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living Entertainment Area: Paved Outdoor Living: Garden Outdoor Living: Washing Line Pool: Chlorine Pool: Inground Pool: Private Garaging / Carparking: Double Lock-up Garaging / Carparking: Off Street Garaging / Carparking: Auto Doors Land Contour: Flat To Sloping Condition: Fair Window/door Frames: Aluminium Water Supply: Town Supply Sewerage: Mains Security

