



**Nicky Da Silva**  
084 456 2561  
nicky.dasilva@harcourts.co.za



**Dennis Hamer**  
082 415 8547

dennis.h@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081

### On Show



10:00 to 14:00



Sunday, 29 June 2025

#### Directions

Phone agent for appointment : Nicky  
0844562561



ON SHOW

Web Ref RL40516



## R2,700,000



3



2.5



2

**Monthly Bond Repayment** R27,411.18

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R133,887.00

**Bond Costs** R40,300.00

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

**Monthly Rates** R2,640

**Special Lev** R1,200

3-bedroom Freehold home in Waterkloof Ridge, Pretoria – TLC needed (Dual Mandate)

Discover the perfect blend of comfort and security in this 3-bedroom, 2-bathroom home situated in a sought-after boomed-off neighborhood.

#### Property Features:

Spacious Bedrooms – Three generous bedrooms with built-in cupboards, providing ample storage space.

Main Bedroom – Includes a private en-suite bathroom for added convenience.

Additional Bathroom - A full bathroom serves the other two bedrooms, complemented by a guest toilet for visitors.

Living Areas - Enjoy a formal lounge alongside a cozy family entertainment room, complete with a fireplace that keeps the entire house warm during chilly winter nights.

Kitchen - Fully...

### Features

#### Pets Allowed

Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	317m <sup>2</sup>
Land Size	1,488m <sup>2</sup>

#### Extras

Basin Bath Bath, Toilet and Basin Boomed Area Built In Braai Above Road Built In Wardrobes  
Covered Patio Domestic Bathroom Bathroom Common Toilet Driveway Double Parking En  
Suite Estate Electric Gate Domestic Bathroom Out Buildings Fireplace Garden Guest Toilet  
Scullery Sauna Freestanding Paveway Security Gate

