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46 13th Street  
Menlo Park  
Pretoria  
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NEW



Web Ref RL46925



R2,700,000

3 2 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 Levy** R1,200 **Monthly Rates** R1,062

Bargain - cheapest house in the very sought after Waterkloof ridge

Explore this inviting family home nestled within a secure estate, designed for your ultimate relaxation and peace of mind.

Property Highlights:

Spacious Bedrooms\*\*: Three generous bedrooms, each featuring built in cupboards for ample storage.

Main Bedroom\*\*: Enjoy the luxury of a private en-suite bathroom for your convenience.\*Additional Bathroom\*\*: A full bathroom serves the other two bedrooms, with a guest toilet available for visitors.

Living Areas\*\*: A formal lounge pairs seamlessly with a cozy family entertainment room, complete with a fireplace to keep the entire home warm on chilly winter nights.

Kitchen\*\*: Fully equipped with plenty of cupboard space and a separate scullery for added convenience.

Entertainment Ready\*\*: A large covered patio boasts a built-in braai area, overlooking a sparkling swimming pool—ideal for...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
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

24 Hour Access 24 Hour Response Built In Braai Bath Bath, Toilet and Basin Dishwasher  
Connection Covered Patio Built in Wardrobes Boomed Area Curtain Rails Electric Gate

