

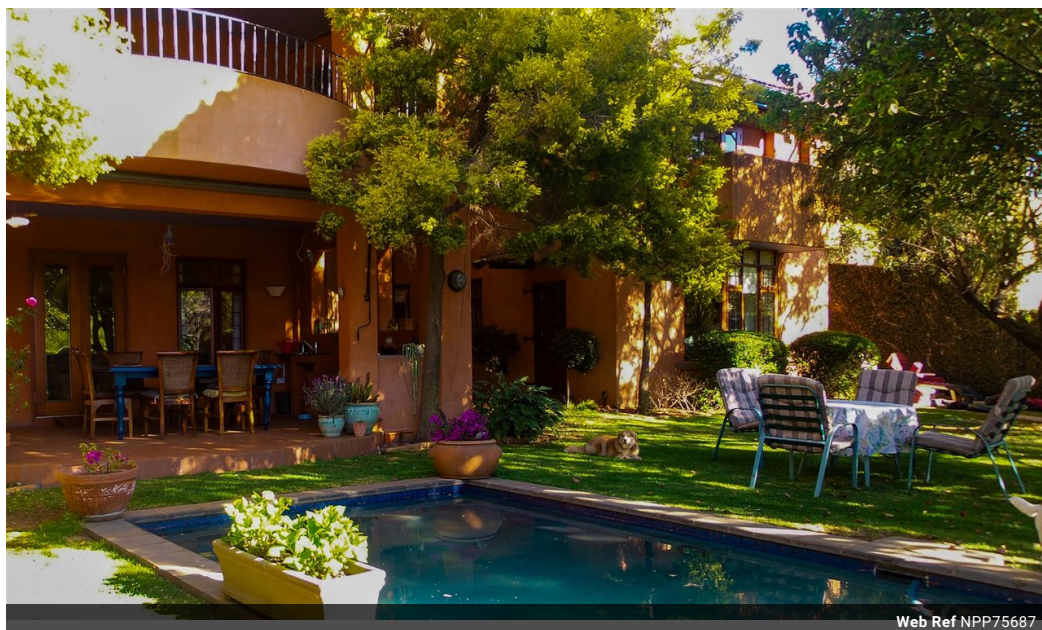


Iola Heim
082 297 9182
iola.heim@harcourts.co.za

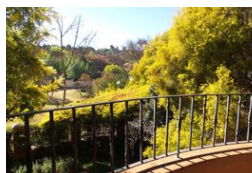
Contact Harcourts Capital

012 4604444

46 13th Street
Menlo Park
Pretoria
0081



Web Ref NPP75687



R6,500,000

 4  3  2

Monthly Bond Repayment R65,989.88

Calculated over 20 years at 10.75% 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 Levy R10,245 **Monthly Rates** R3,100 **Sectional Title Levy** R10,245

Unrestrained Beauty & Character with Unrestricted Views.

This immaculately presented home is set amid a charming garden within a desirable private and upmarket, guarded estate. The generously proportioned interior flows effortlessly from the open plan living spaces to a garden paradise encapsulated by lush vegetation, bird song, an inviting pool and panoramic views. Enduring charm, lasting qualities and marked by complexity and richness of detail, this upscale property boasts panache, style and is distinguished by refinement. Spacious reception areas, luxurious en-suite bathrooms and a gourmet functional kitchen designed for convenience and practicality. A well-presented flat inside the house, with its own private entrance is included. Top 24 Hour guarded security estate with the perimeter of the estate having extensive CCTV coverage. This full title home has a HOA Levy of R10...

Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	3			Carports / Parkings	3
Kitchens	1			Security	Yes
Recep. Rooms	3			Dom. Accom.	1
Studies	1			Pool	Yes
Furnished	No			Views	True

Extras

Extractor Fan Under Floor Heating Built In Braai Patio Alarm System Outdoor Beams House Style: Character House Style: Lifestyle Views: Park Views: Water Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Locality: Golf Estate Living Area: Formal Dining Living Area: Formal Lounge Kitchen: Modern Kitchen: Double Sink Kitchen: Gas Reticulated Kitchen: Gas Bottled Kitchen: Pantry Kitchen: Scullery Kitchen: Under Counter Oven Kitchen: Finish Kitchen Finish: Granite Kitchen Finish: Timber 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 Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Main Bathroom: Bath Main Bathroom: Separate Shower Laundry: In Kitchen Additional Rooms: Family Additional Rooms: Office / Study Additional Rooms: Guest Toilet Additional Rooms: Other Heating / Cooling: Split Cycle A/c Heating / Cooling: Woodfire Additional: Electrical Satellite Dish Outdoor Living Braai Area: Lighting Outdoor Living Braai Area: Power Outdoor Living: Entertainment Area Outdoor Living Entertainment Area: Covered Outdoor Living Entertainment Area: Paved Outdoor Living: Garden Outdoor Living: Verandah Outdoor Living: Washing Line Pool: Inground Pool: Salt Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Land Contour: Flat Condition: Excellent Window/door Frames: Timber Water Supply: Town Supply Sewerage: Mains Security: Electric Fencing Security Intercom

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