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46 13th Street  
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## On Show

11:00 to 13:00

Sunday, 16 March 2025

### Directions

Please follow the Harcourts On Show direction signs from main routes or contact the agent.



ON SHOW, SOLE MANDATE

Web Ref RL34490



**R3,650,000**

3 2.5 2

**Monthly Bond Repayment** R37,674.88

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R260,944.00 **Bond Costs** R56,881.50

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

**Monthly Levy** R1,000 **Monthly Rates** R2,695

## A Secured Estate with Embassy-style Security

Masterful design, flair, modern luxury and top security are embodied in this prime property. Living is easy in this spacious residence with a roomy open-plan design...from the kitchen to the living areas and spilling out onto a beautifully designed patio/pool area within the picturesque surroundings of a bird-filled lush, shrub garden. The property is situated in a prime security estate, in the upmarket area of Waterkloof Ridge. Excellent embassy-style security is in place. Telkom line & fibre available.

Security: Fire Alarm in kitchen, outdoor beams, CCTV, 2 x Electric Fences, Intercom, Alarm connected to Bull security Armed...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	277m <sup>2</sup>
Land Size	839m <sup>2</sup>

### Extras

Alarm System Security Gate Outdoor Beams Gas Oven Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Security: Electric Fencing Security: Intercom Living Area: Open Plan Kitchen: Microwave Kitchen: Pantry Kitchen: Scullery Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Spa Bath 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 Water Supply: Town Supply Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Locality: Golf Estate