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46 13th Street
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Web Ref RL45390



R6,900,000

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Monthly Bond Repayment R70,050.80

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R622,766.00 **Bond Costs** R70,535.00

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

Monthly Rates R3,000

Stunning 5-bedroom house in Waterkloof Ridge, Pretoria—your dream home awaits! Don't miss out!

Discover the perfect blend of elegance and functionality in this beautifully renovated, French-inspired residence, nestled in one of Pretoria's most desirable boomed-off neighborhoods. With its timeless European charm, this property seamlessly integrates classic design elements with modern comforts, and it presents an exceptional income opportunity with two rooms currently operating as a Bed & Breakfast.

Key Features

4 Spacious En-Suite Bedrooms

4 Lounges:** Two open onto balconies, with one featuring a Juliette balcony.

2 Dining Rooms:** One boasts a Juliette balcony with fountain views.

2 Balcony Lounges

Inside Braai Area and Two-Way Fireplace

French-Inspired Gourmet Kitchen

Separate scullery and walk-in pantry.

Dedicated laundry room.

Double garage and store room, with secure parking for 4 additional vehicles.

Wine...

Features

Pets Allowed Yes

Interior

Bedrooms	5
Bathrooms	5
Kitchens	1
Recep. Rooms	8
Furnished	No

Exterior

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

Sizes

Floor Size	730m ²
Land Size	1,950m ²

