



**Dennis Hamer**  
082 415 8547  
dennis.h@harcourts.co.za



**Nicky Da Silva**  
084 456 2561

nicky.dasilva@harcourts.co.za

Contact Harcourts Capital

012 4604444

46 13th Street  
Menlo Park  
Pretoria  
0081



GROUND FLOOR PLAN NORTH FIRST FLOOR PLAN Web Ref RL32583



R3,800,000



**Monthly Bond Repayment** R39,223.16  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R256,882.00 **Bond Costs** R49,725.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

No transfer duty

Brand new full title development that will be completed in 3rd quarter of 2025

The 337m<sup>2</sup> stand and 206m<sup>2</sup> house is in a secure 6 unit estate. Construction starts as soon as land transfers into buyer's name.

The approved plan consists of a double storey 3 bedroom/3 en-suite bathrooms with a study. Land is big enough if your want a splash pool and solar is an optional extra.

- Land R 1 080 000  
- Building R 2 720 000  
Total R 3 800 000

Phone today as this will sell fast

Features

**Pets Allowed** Yes

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

Exterior	
Garages	2
Carports / Parkings	2
Security	No
Pool	No
Views	False

Sizes	
Floor Size	206m <sup>2</sup>
Land Size	337m <sup>2</sup>