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46 13th Street  
Menlo Park  
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UNDER OFFER

Web Ref RL40421



R4,500,000

3 3.5 3

**Monthly Bond Repayment** R46,448.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,728

Location defines the essence of your dream home

Sole Mandate. This is an exceptionally rare dream property, nestled within the coveted Safe Waterkloof. Rental Contract expiring 30 August 2025.

Offering both a comfortable family environment and a professional workspace with independent access, this home adapts to your lifestyle.

Upon entry, you're immediately greeted by a breathtaking open-plan living, dining and kitchen space.

Perfect for hosting, the open plan transitions to a fantastic covered 'kuier' area, overlooking a lovely swimming pool.

The upper level features two well-appointed bedrooms, each with its own en-suite shower bathroom, alongside a master suite boasting a walk-in closet and a luxurious full en-suite bathroom.

Additional features:

- 3 x 5 kWh batteries/1 x 8wh inverter for energy storage (installed Sept 2024)

- 10 x 550w solar panels for renewable power...

## Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 3  
Bathrooms 3.5  
Kitchens 1  
Recep. Rooms 2  
Studies 1  
Furnished No

**Exterior**  
Garages 3  
Carports / Parkings 4  
Security Yes  
Dom. Accom. 1  
Pool Yes  
Views False

**Sizes**  
Floor Size 449m<sup>2</sup>  
Land Size 1,137m<sup>2</sup>

### Extras

Balcony Domestic Bathroom Out Buildings Electric Fencing Entrance Hall Electric Garage Tiled Floors