



**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



Web Ref RL46553



R3,200,000

**Monthly Bond Repayment** R31,948.16

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R184,520.00 **Bond Costs** R44,070.00

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

**Special Levy** R1,500

4 3 2

Large Full title home in SECURE development

- If space and security are important to you, don't miss the opportunity to make this your new home.

Where do you find a full title home

- 4 bedroom
- 3 bathroom
- study
- domestic quarters
- double garage
- single storey (YES your read that right )
- secure development

at this give away price under R 10 000 p/m2?

Pending sale fell through and this can be yours - but press that green button on your phone and call NOW

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	368m <sup>2</sup>
Bathrooms	3	Carports / Parkings	1	Land Size	1,110m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	No		
Furnished	No	Views	True		

## Extras

Laundry Laminated Floors House Style: Lifestyle Views: City Locality: Close To Schools  
Locality: Close To Shops Locality: Close To Transport Living Area: Formal Lounge Living Area:  
Separate Dining Kitchen: Open Plan Kitchen: Dishwasher Kitchen: Double Sink Kitchen: Scullery  
Kitchen: Under Counter Oven Kitchen: Finish Kitchen Finish: Granite Main Bedroom: Double  
Bedroom 2: Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in /  
Wardrobe Bedroom 4: Double Bedroom 4: Built-in / Wardrobe Heating / Cooling: Electric  
Additional Rooms: Guest Toilet Outdoor Living: Entertainment Area Outdoor Living  
Entertainment Area: Covered Garaging / Carparking: Double Lock-up Land Contour: Sloping  
Condition: Good Window/door Frames: Aluminium Water Supply: Town Supply Sewerage:  
Mains Security: Electric Fencing Ensuite: Separate Shower Main Bathroom: Separate Shower  
Additional Rooms: Attic

