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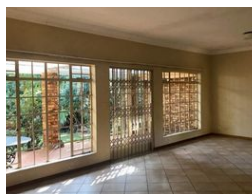
46 13th Street
Menlo Park
Pretoria
0081

3 Bedroom House For Sale in Waterkloof



SOLE MANDATE

Web Ref NPP75374



R3,700,000

3 2 3

Monthly Bond Repayment R37,563.47

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R245,882.00 **Bond Costs** R49,725.00

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

Monthly Rates R2,507 **Special Levy** R650

5 Bedroom House - Family Living at its Best - Includes 2 Bed Flatlet!

An established and secure five bedroom home with a separate, two bedroom Flatlet is a rare find in the newly guarded Waterkloof. This house is a perfect blend of comfort and functionality. The generously sized bedrooms offer ample space, natural light and built-in closets. Two bathrooms, with the main en-suite. Spacious living and dining areas. The open-plan design allows for seamless flow, ideal for entertaining guests or enjoying time with loved ones.

Comfortably large kitchen with lots of cupboard space, a separate laundry room, well maintained garden and covered patio, perfect for relaxing at the end of the day. It's truly a great place to live if you want to enjoy the best of both worlds, a tranquil environment without having to sacrifice your access to urban amenities.

The separate flatlet features 2 good sized...

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	3
Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	No
Views	True

Sizes

Land Size	1,127m²
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Extras

Laundry Built In Braai Alarm System Security Gate House Style: Lifestyle Views: Private
Locality: Close To Schools Locality: Close To Shops Locality: Close To Transport Living Area:
Open Plan Kitchen: Original Outdoor Living Braai Area: Lighting Outdoor Living Braai Area:
Power Outdoor Living Entertainment Area: Covered Outdoor Living: Garden Outdoor Living:
Verandah Garaging / Carparking: Double Lock-up Garaging / Carparking: Auto Doors Land
Contour: Flat Condition: Good Water Supply: Town Supply Sewerage: Mains Kitchen: Separate
Main Bedroom: Double Main Bedroom: Built-in-robe Ensuite: Separate Shower Bedroom 2:
Double Bedroom 2: Built-in / Wardrobe Bedroom 3: Double Bedroom 3: Built-in / Wardrobe
Main Bathroom: Bath

