



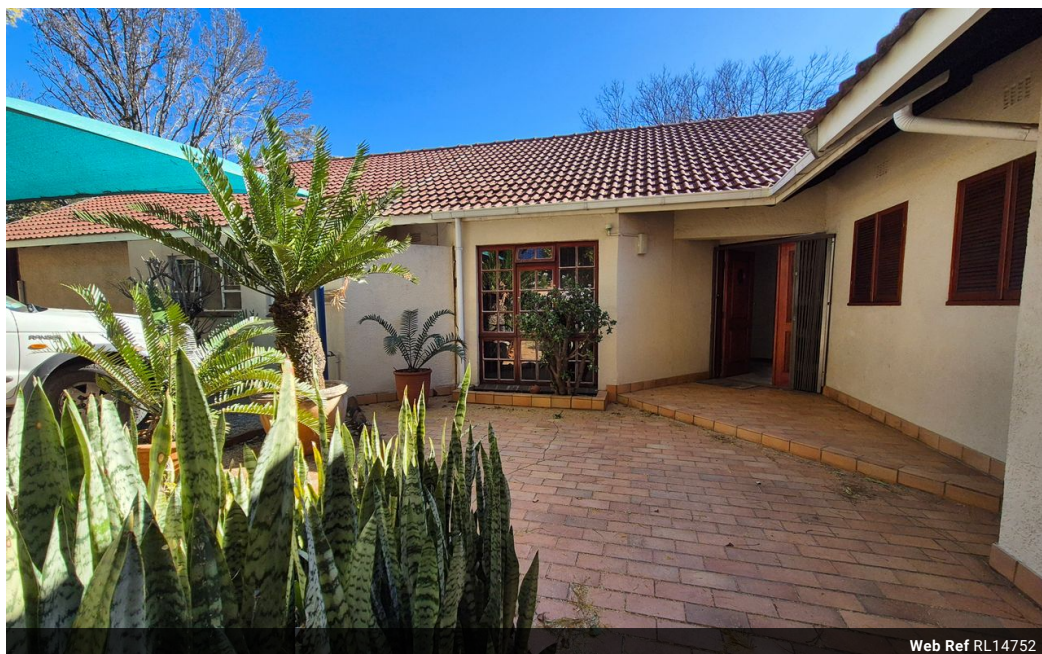
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5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria

## 4 Bedroom House For Sale in Lynnwood Glen



Web Ref RL14752



**R4,400,000**

**Monthly Bond Repayment** R44,670.07

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R329,841.00 **Bond Costs** R55,380.00

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

🛏 4 🚿 2.5 🚗 2

### Prime Investment Opportunity in Lynnwood Glen – Across from Menlyn Park

This expansive 4-bedroom home, set on a generous 2,108m<sup>2</sup> stand with a 371m<sup>2</sup> house, offers a rare blend of residential comfort and commercial potential in one of Pretoria's most sought-after locations.

Ideal for families, investors, or developers, the property is situated across from Menlyn Park Shopping Centre and within walking distance of Menlyn Maine, Central Square, and major access routes like Atterbury Road and the N1 highway.

#### Key Features:

- 4 spacious bedrooms (main en-suite with walk-in closet)
- 2.5 bathrooms with a separate toilet
- Multiple living areas including 2 large lounges, a dining area, and an entertainment lounge with a bar
- Dedicated study and staff quarters with a bathroom
- Well-equipped kitchen with scullery and separate laundry
- Double garage, carport, and two entrance gates for ample parking and...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	2.5
Kitchens	1
Recep. Rooms	4
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	No
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	371m <sup>2</sup>
Land Size	2,108m <sup>2</sup>

#### Extras

Alarm System Electric Fencing Laundry Outdoor Beams Totally Walled North

