

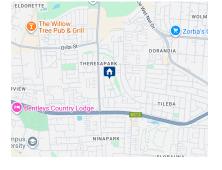


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## 012 0000000

1170 Moulton Avenue Waverley 0184



## 3 Bedroom House For Sale in Theresapark











R1,680,000







Monthly Bond Repayment R16,772.78

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R53,941.00 **Bond Costs** R30,875.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1 Monthly Rates R1,017 Special Levy R1

## Energy-Efficient Family Living with Borehole & Backup Power

This move-in-ready home in the heart of Theresapark has it all - space, comfort, energy efficiency, and fantastic entertainment features. Perfect for a modern family looking for convenience and sustainability! Interior Features:
3 Bedrooms (carpeted)

- 2 Bathrooms:
- · Main en-suite with bath, toilet & basin
- Second bathroom with bath, shower, toilet & basin

Tiled study – ideal for a home office

Nodern kitchen with gas hob, double thermo-fan oven & granite countertops
Separate scullery with space for appliances & direct backyard access
Living area with glass doors opening to the stoep

Fibre-ready

Double burglar bars on all windows for added security

Outdoor Features:

Sparkling swimming pool

Spacious lapa with built-in braai – perfect for entertaining

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	206m <sup>2</sup>
Bathrooms	2	Carports / Parkings	1	Land Size	1,000m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				