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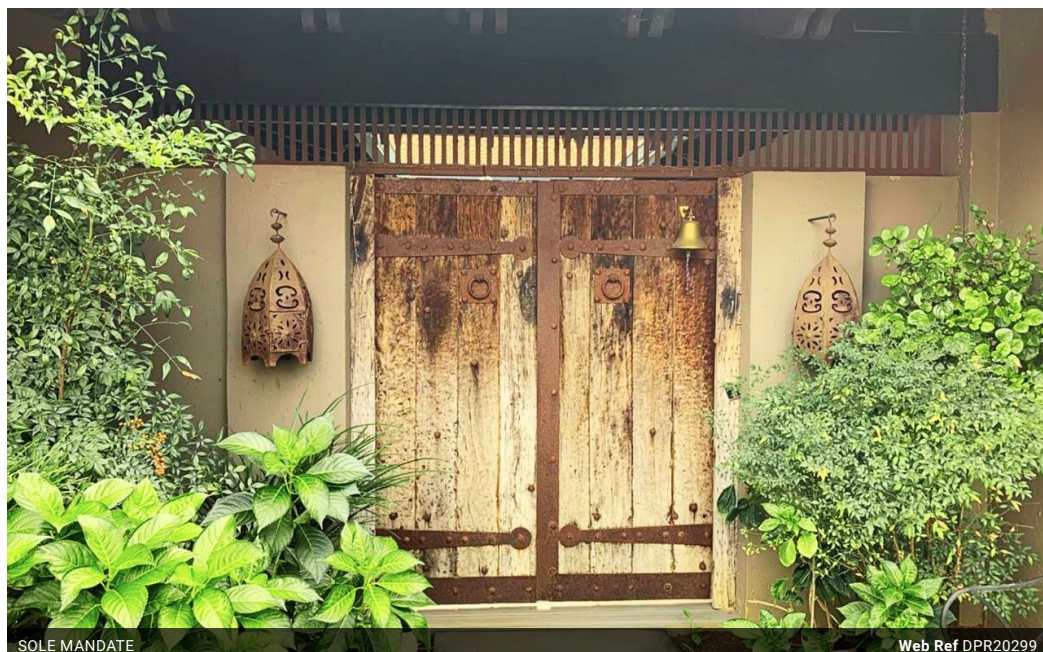


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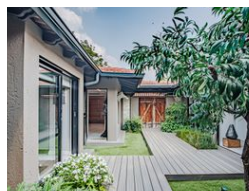
012 3323677

1170 Moulton Ave
Waverley
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0186



SOLE MANDATE

Web Ref DPR20299



R9,490,000

4 4 2

Monthly Bond Repayment R94,746.25

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R924,814.00 **Bond Costs** R84,785.00

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

LIFE ON THE DAM - A Personal Reflection on Waterfront Living

Set against the shimmering backdrop of Hartbeespoort Dam and nestled within the prestigious Pecanwood Golf Estate, this exceptional four-bedroom residence is the very embodiment of lakeside luxury and contemporary elegance. Completely redesigned and meticulously rebuilt, this home offers a rare opportunity to own a property that balances architectural sophistication with an enviable outdoor lifestyle.

Step inside to discover a seamless flow of open-plan living, where the expansive lounge, dining area, and state-of-the-art kitchen merge effortlessly beneath high-end finishes and timeless design elements. The heart of the home opens directly onto a generously sized patio—perfect for alfresco dining or sunset cocktails—overlooking a sparkling pool and brand-new cantilever deck that hovers gracefully above the water's edge.

Each...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

Extras

Scullery

