



**Caroline De Beer**  
082 414 3963  
carolinedebeer@dpg.co.za

Contact Head Office - Dormehl  
Lite

012 0000000

1170 Moulton Avenue  
Waverley  
0184

NEW



Web Ref DPR20703



**R1,800,000**

4 Bedrooms 2 Bathrooms

**Monthly Bond Repayment** R18,274.12

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R61,039.00 **Bond Costs** R30,875.00

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

**Monthly Levy** R1 **Monthly Rates** R855 **Sectional Title Levy** R1 **Special Levy** R1

Eye Appeal!! - Purse Appeal!!

We have this 4-Bedroom Duet with Flatlet & Pool - MLS EXCLUSIVE MANDATE

Welcome to this remarkable sectional title home situated on a generously sized stand in a sought-after, upmarket neighborhood. Offering exceptional value and versatility, this well-maintained duet seamlessly combines comfort, functionality, and charm.

Step into a light-filled open-plan lounge with a cozy study nook—perfect for remote work or a reading corner. The flow continues into a spacious dining room that opens onto a fully enclosed patio with a built-in braai, offering the ideal setting for year-round entertaining.

The kitchen is practical and well-equipped with ample cupboard space, perfect for families or avid home chefs.

Key Features Include:

4 well-proportioned bedrooms & 2 full bathrooms (main en-suite)

Generous open-plan living areas with...

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Carports / Parkings	5
Bathrooms	2			Security	Yes
Kitchens	1			Pool	Yes
Recep. Rooms	2			Views	False
Studies	1				
Furnished	No				
				Sizes	
				Floor Size	247m <sup>2</sup>
				Land Size	1,100m <sup>2</sup>

