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1170 Moulton Avenue  
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20,214m<sup>2</sup> Small Holding For Sale in Annlin

FEATURED



Web Ref DPR21247



R5,500,000

9 7 2

**Monthly Bond Repayment** R54,910.89

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R462,978.00 **Bond Costs** R65,785.00

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

**Monthly Levy** R1 **Monthly Rates** R623 **Special Levy** R1

"2.02ha Smallholding with Two Modern Houses, Flats, Pool & Borehole – Akasia"

Perfect for Extended Family Living or Investment

This exceptional agricultural smallholding is ideally located in Akasia, close to Wonderpark Mall, top schools, and with quick access to main roads. Offering two modern houses joined by a large entertainment area, this property is designed for both family comfort and versatile use.

**Main Property Highlights**

2 full houses linked by an entertainment hub with built-in braai, guest room, guest toilet, and sliding doors opening to a sparkling pool.

Upstairs gym or multipurpose room above entertainment area.

**First House:**

3 spacious bedrooms with walk-in closets

2 bathrooms (main en-suite with Jacuzzi bath and large shower)

Main bedroom opens to a private patio

Granite-top kitchen with gas stove, ample cupboards & separate scullery

Huge office/study, 3 living areas, storeroom & double...

## Features

**Pets Allowed** Yes

### Interior

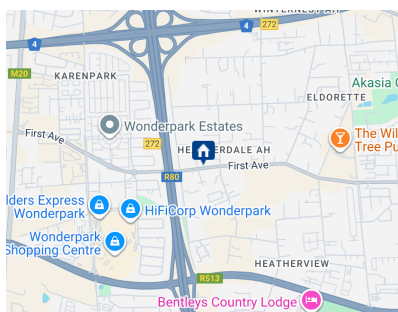
Bedrooms	9
Bathrooms	7
Kitchens	3
Recep. Rooms	4
Studies	1
Furnished	No

### Exterior

Garages	2
Carports / Parkings	6
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	1m <sup>2</sup>
Land Size	20,214m <sup>2</sup>



<https://www.dpgprop.co.za>