



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

Contact Head Office - Dormehl
Lite

012 0000000

1170 Moulton Avenue
Waverley
0184



Web Ref DPR21219



R1,589,000

4 2 1

Monthly Bond Repayment R15,864.26

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R48,557.00 **Bond Costs** R28,990.00

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

Monthly Levy R1 **Monthly Rates** R720 **Special Levy** R1

Ideal for Families! Spacious Home with Plenty of Parking and Living Space

This well-maintained home in the sought-after suburb of Florauna offers generous living space, excellent entertainment potential, and ample parking – perfect for a growing family.

Property Features:

4 well-sized bedrooms, including a main bedroom with en-suite bathroom

Dedicated study for work-from-home convenience

2 bathrooms in the main house (main en-suite)

Comfortable lounge, dining room, and separate TV room

Entertainment area with built-in braai – ideal for hosting guests

Outside bathroom with toilet, shower, and basin (great for staff or visitors)

5 covered carports plus 1 lock-up garage for secure parking

Pet-friendly garden with plenty of space

Fibre internet ready

Located in a peaceful, family-oriented area, this home combines comfort, practicality, and abundant space both inside and out

Features

Pets Allowed Yes

Interior

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

Exterior

Garages	1
Carports / Parkings	5
Security	No
Pool	No
Views	False

Sizes

Floor Size	250m ²
Land Size	516m ²

