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1170 Moulton Avenue  
Waverley  
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Web Ref DPR21164



**R900,000**

3 Bedrooms 2 Bathrooms 1 Garage

**Monthly Bond Repayment** R8,985.42

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R28,334.00    **Bond Costs** R21,450.00

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

**Monthly Levy** R2,651    **Monthly Rates** R732    **Sectional Title Levy** R1  
**Special Levy** R1

**Pet-Friendly Home with Garage & Patio – Bargain at R900,000**

3 Bedrooms | 2 Bathrooms | 1 Garage + 1 Carport | Pet Friendly | Pool | Fibre

Perfect Lock-Up-and-Go Home – Priced Below Market Value!

Ideal for first-time buyers or anyone seeking a low-maintenance lifestyle, this well-kept property combines comfort, convenience, and excellent value.

Modern open-plan kitchen with space for all your appliances

Living and dining area flowing onto a private patio with built-in braai – great for entertaining

Spacious main bedroom with ample cupboards and a private en-suite bathroom

Two additional bedrooms with built-in cupboards sharing a full second bathroom (bath & shower)

Extras include:

1 Lock-up garage + 1 covered parking bay

Visitor parking inside the secure complex

Pet-friendly environment, complex pool, and fibre internet

Well-maintained and close to schools and Shopping Centre's

**Features**

**Pets Allowed** Yes

**Interior**

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 1  
Furnished No

**Exterior**

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

**Sizes**

Floor Size 157m<sup>2</sup>  
Land Size 13,151m<sup>2</sup>

