



**Owen Dormehl**  
082 654 0024  
owendormehl@dpg.co.za



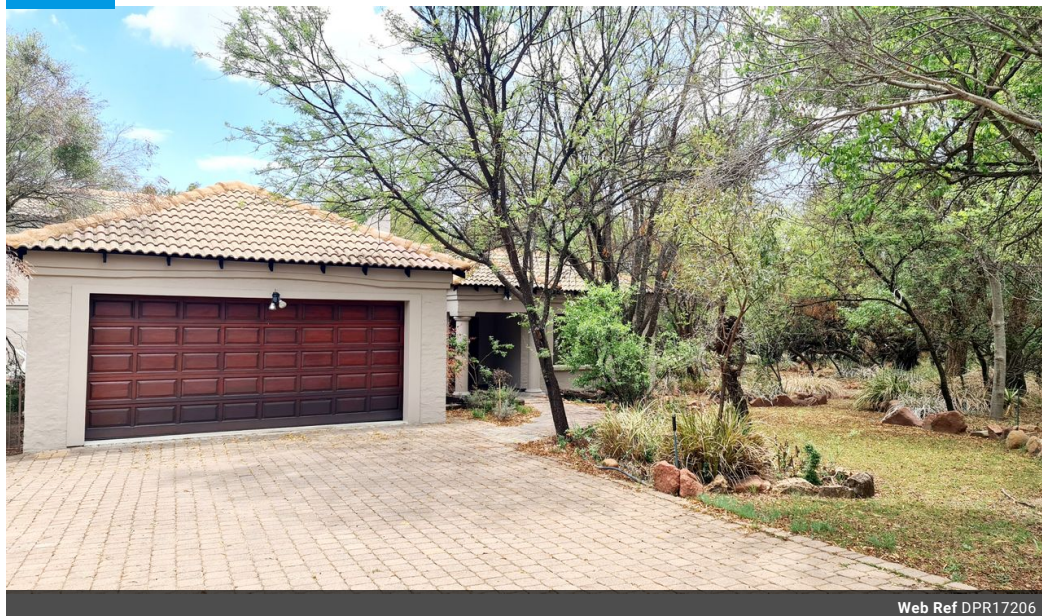
**Riaan Bezuidenhout**  
079 527 3557  
riaanbezuidenhout@dpg.co.za

Contact Pretoria Moot

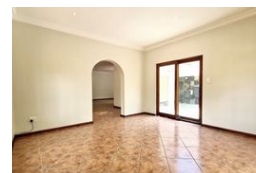
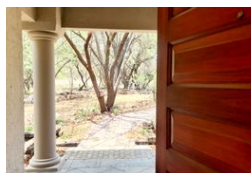
012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186

## FEATURED



Web Ref DPR17206



## R3,495,000

3 2.5 2

**Monthly Bond Repayment** R35,482.25

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R221,164.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R2,950 **Monthly Rates** R4,380

### Bushveld Luxury Meets Everyday Living: Own Your Slice of Paradise in Leeuwfontein Estate!

Imagine waking up every day in the heart of the bushveld, surrounded by pristine nature, abundant wildlife, and pure tranquility. This isn't just a home; it's a lifestyle upgrade.

Here's why this property destroys the competition:

Unmatched Features:

**Your Own Green Oasis:** A lush garden with indigenous plants and roaming wildlife. This is the kind of backyard people pay to visit. You'll live in it.

**Room for Everyone:** 3 bedrooms that actually feel like a retreat. The main? Ensuite luxury with a private sitting room/study. The other two? Spacious and serviced by a full bathroom. Guests, family, or friends – everyone gets comfort.

**Living Designed for YOU:** Open-plan? Check. Sweeping views from your balcony? Double-check. And the kitchen? Fully equipped with wooden cupboards, a pantry the size of some people's kitchens, and a...

## Features

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	3	Garages	Floor Size
Bathrooms	2.5	Security	Land Size
Kitchens	1	Pool	
Recep. Rooms	3	Views	
Studies	2		
Furnished	No		
<b>Extras</b>			
Security Estate Wildlife Estate			