



**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 DPR21330



**R4,700,000**

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**Monthly Bond Repayment** R46,923.85

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R367,348.00

**Bond Costs** R59,150.00

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

**Monthly Levy** R4,980

**Monthly Rates** R3,680

**Special Levy** R1

## Luxury Living Where Nature is Your Neighbor

Imagine evenings spent on the patio, watching the sun dip behind the trees while wildlife grazes nearby. This estate home offers not only modern luxury but also the rare privilege of living in harmony with nature.

🏡 Elegant Family Retreat in a Secure Nature Reserve Estate 🏡

Experience luxury living surrounded by nature in this beautiful 4-bedroom, 3.5-bathroom home, perfectly situated in a secure estate where wildlife roams freely. Designed with space, comfort, and convenience in mind, this property offers an exceptional lifestyle for families and nature lovers alike.

### Property Highlights:

**Spacious Living:** Open-plan lounge and dining areas create a warm, inviting atmosphere—ideal for family gatherings or entertaining.

**Chef's Kitchen:** Modern, well-equipped kitchen with premium finishes and ample workspace.

**Study/Home Office:**...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

### Exterior

Garages	3
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	1m²
Land Size	11,470m²

