



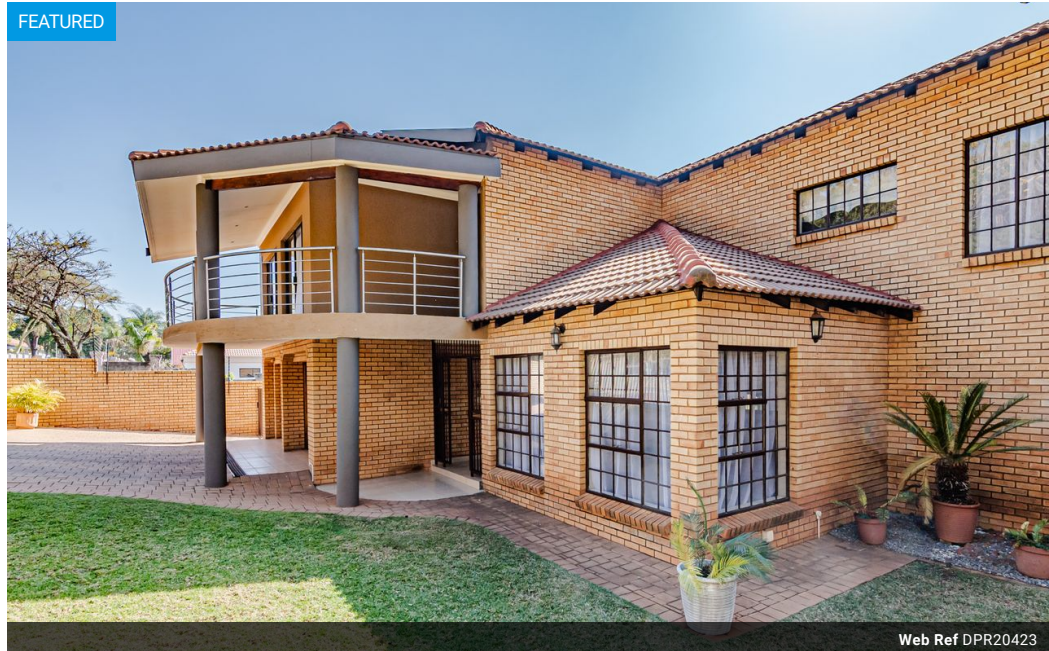
Welma Deysel
082 540 6828
welmadeysel@dpg.co.za

Contact Pretoria Moot

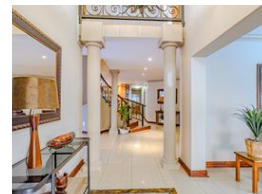
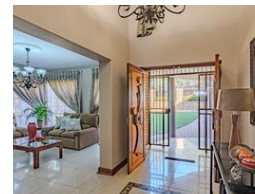
012 3323677

1170 Moulton Ave
Waverley
Pretoria
0186

FEATURED



Web Ref DPR20423



R4,400,000

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Monthly Bond Repayment R43,928.72

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R330,012.00 **Bond Costs** R55,380.00

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

Monthly Rates R2,200

Exquisite 4 Bedroom Home with the perfect location in Montana Park

****EXCLUSIVE DUAL MANDATE****

Discover Refined Living in Montana Park: Elegant 4-Bedroom Family Home

Nestled in the sought-after suburb of Montana Park, this beautifully appointed 4-bedroom residence offers a rare opportunity to enjoy both serene family living and refined comfort. Ideally suited for families, professionals, or discerning buyers seeking a secure lifestyle with superior amenities.

Why You'll Love This Home:
Ground Level Highlights:

Welcoming double-volume entrance leading into an expansive, open-plan layout

Four versatile living areas perfect for entertaining and relaxed family time

A modern kitchen featuring granite countertops, ample cabinetry, a 5-burner gas stove, and double ovens

Separate scullery with space for four appliances for added convenience

Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	4.5			Carports / Parkings	2
Kitchens	1			Security	No
Recep. Rooms	4			Dom. Accom.	1
Studies	1			Pool	No
Furnished	No			Views	False
				Sizes	
				Floor Size	501m ²
				Land Size	842m ²

