



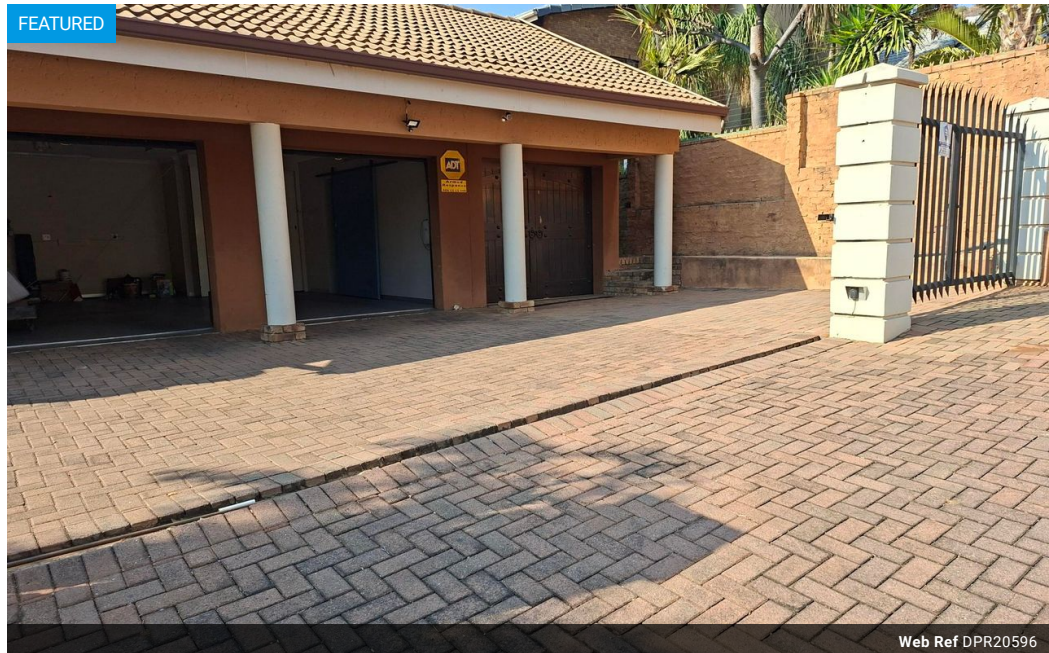
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Lite

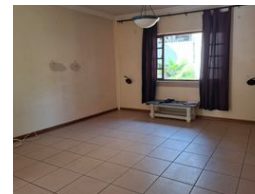
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1170 Moulton Avenue
Waverley
0184

FEATURED



Web Ref DPR20596



R2,700,000

4 Bedrooms 3 Bathrooms 3 Garages

Monthly Bond Repayment R27,411.18

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R133,887.00

Bond Costs R40,300.00

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

Monthly Levy R1,830

Monthly Rates R1

Special Levy R1

Don't Rent and Rave! Buy and Save!

Spacious Family Home with Flatlet in Sought-After Montana Park

This 4-bedroom family home in the heart of Montana Park offers comfort, space, and flexibility — perfect for modern family living and entertaining!

Key Features:

4 Bedrooms – including a luxurious main bedroom with its own private lounge and direct access to the pool.

2 Bathrooms – neat and well-maintained.

Modern Kitchen – granite countertops, ample cupboard space, pantry, and a separate scullery.

Multiple Living Areas – includes a dining room, lounge, and private study.

Entertainment Patio – complete with a built-in braai, overlooking the sparkling pool.

Bachelor Flat / Office Space – ideal for extended family, rental income, or working from home.

3 Garages – including a tandem garage with direct access to the flat/office.

Features

Pets Allowed	Yes
Interior	
Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	3
Carports / Parkings	2
Security	No
Pool	Yes
Views	False

Sizes	
Floor Size	375m ²
Land Size	900m ²

