

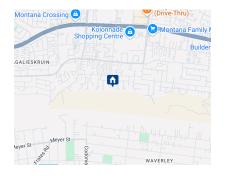


Caroline De Beer 082 414 3963 carolinedebeer@dpg.co.za

Contact Head Office - Dormehl

## 012 0000000

1170 Moulton Avenue Waverley 0184













R2,750,000







Monthly Bond Repayment R27,455.45

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R138,028.00 **Bond Costs** R40,300.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,937 Sectional Title Levy R1 Monthly Levy R1 Special Levy R1

## Blue Chip Offering!!!

⊞ Exclusive 5-Bedroom Home with Gym, Sauna & Office Space – Montana Park ⊞ Montana Park | Work from Home | Rarity in the Market

A rare opportunity to own an exceptionally versatile and luxurious home in the heart of Montana Park - perfect for large families, entertainers, and professionals working from home.

III Main Features:

5 Spacious Bedrooms | 3 Bathrooms

Formal Lounge + 2 Additional Living Areas

2 Private Offices with Separate Entrance - Ideal for running a business from home

Modern Kitchen with Granite Countertops, Gas Hob, Eye-Level Oven, Scullery & Pantry

Built-in Bar & Fireplace - perfect for hosting

III Bonus Lifestyle Features:

## Features

Interior		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	375m²
Bathrooms	3	Carports / Parkings	1	Land Size	650m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	1		
Studies	2	Pool	Yes		
Furnished	No	Views	False		