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1170 Moulton Avenue  
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## 6 Bedroom House For Sale in Montana Park

### FEATURED



Web Ref DPR20655



**R2,990,000**

6 Bedrooms 3 Bathrooms 2 Garages

**Monthly Bond Repayment** R29,851.56  
Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R159,396.00 **Bond Costs** R42,185.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1 **Monthly Rates** R1,474 **Special Levy** R1

### VIEW-T-FUL!

**Expansive 6-Bedroom Family Retreat with Gym, Offices & Pool – Montana Park**

The ultimate family lifestyle awaits!

This spacious double-storey home in prestigious Montana Park offers a rare combination of luxury, flexibility, and entertainment—ideal for large families or those needing space to live and work in comfort.

**Property Highlights:**

6 Generously Sized Bedrooms | 3 Bathrooms

3 Comfortable Living Areas – lounge, TV room, and formal dining

Chef's Kitchen with granite tops, gas hob, eye-level oven, pantry & scullery

Built-in Bar & Cozy Fireplace – perfect for family evenings

2 Private Home Offices with Separate Entrance – ideal for remote work or a home business

Gym Room (equipment not included) + Private Sauna

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	6	Garages	2	Floor Size	1m <sup>2</sup>
Bathrooms	3	Carports / Parkings	3	Land Size	1,080m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Furnished	No	Pool	Yes		
		Views	False		

