

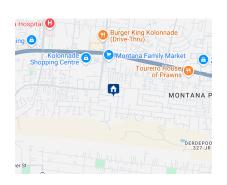


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Contact Head Office - Dormehl

## 012 0000000

1170 Moulton Avenue Waverley 0184













R3,200,000







Monthly Bond Repayment R32,487.33

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1 Monthly Rates R1,425 Special Levy R1

## Seeking the ultimate in a home?

⊞This versatile 4-Bedroom Home with Office/Guest House Potential − Montana Park

Spacious, Stylish & Full of Possibilities!

Perfectly positioned in an upper-class neighborhood, this double-storey face brick home offers exceptional flexibility—ideal as a luxurious family home, guest house, or home office setup.

E Ground Floor Features: Welcoming foyer

Formal lounge, family room, and TV lounge

Dining room with great flow to living areas

Entertainment room with built-in bar area

Modern kitchen with scullery and ample cupboard space

Guest toilet

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	450m²
Bathrooms	2	Carports / Parkings	3	Land Size	1,303m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	False		
Furnished	No				