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Lite

012 0000000

1170 Moulton Avenue
Waverley
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Web Ref DPR20657



R3,200,000

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Monthly Bond Repayment R31,948.16

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R184,520.00 **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.

🏠 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

Bedrooms	4
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	3
Security	Yes
Pool	Yes
Views	False

Sizes

Floor Size	450m ²
Land Size	1,303m ²

