



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

Contact Head Office - Dormehl  
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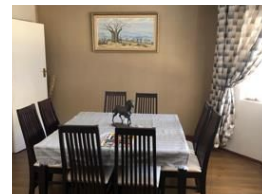
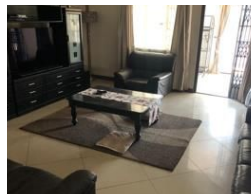
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1170 Moulton Avenue  
Waverley  
0184

## FEATURED



Web Ref DPR20660



## R3,450,000

5 Bedrooms 3 Bathrooms 2 En-Suite

**Monthly Bond Repayment** R34,444.11

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R216,355.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R1 **Monthly Rates** R2,287 **Special Levy** R1

## Modern Elegance Meets Entertainer's Dream – 5-Bedroom Gem in Montana Park

**R3,450,000 | Elegant 5-Bedroom Family Home with Flatlet, Pool & Jacuzzi – Montana Park**

An entertainer's dream in a prime location!

This beautifully maintained double-storey home is perfectly positioned in the heart of Montana Park on the northern side of Pretoria. With its spacious layout, luxury extras, and income-generating flatlet, this home ticks every box.

**Property Features:**

5 Bedrooms | 3 Bathrooms (2 En-Suite)

Study

Modern Granite Kitchen with Scullery & Laundry

Formal Lounge & Dining Room

Upstairs Private Living Area

1 Bedroom Downstairs with En-Suite – Ideal for Guests or Extended Family

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	5
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	450m <sup>2</sup>
Land Size	1,053m <sup>2</sup>

