

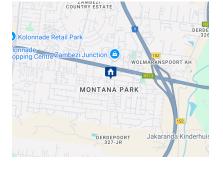


Caroline De Beer 082 414 3963 carolinedebeer@dpg.co.za

Contact Head Office - Dormehl

012 0000000

1170 Moulton Avenue Waverley 0184













R1,990,000







Monthly Bond Repayment R20,203.06 Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R74,606.00 **Bond Costs** R32,760.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1,835 Monthly Rates R1,495 Special Levy R1

3 Bedroom House For Sale in Montana Park

R1,990,000 - Montana Park

Beautiful Tuscan-Style Home in a Full Title Estate

This stunning home offers 3 spacious bedrooms, each fitted with built-in cupboards and its own air-conditioner for year-round comfort. There are 2 modern bathrooms, including a main en-suite for added convenience.

The modern open-plan kitchen with a practical scullery seamlessly flows into the double-volume dining area, with a separate lounge. This space creates a wonderful sense of openness and natural light-perfect for family living and entertaining.

Step outside to an entertainment patio with a built-in braai, overlooking a splash pool and a neat private garden—ideal for relaxing or hosting guests.

Parking is ample with a double automated garage plus additional space for at least 2 more cars.

Additional features include:

Air-conditioning in...

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	1m²
Bathrooms	2	Carports / Parkings	4	Land Size	386m²
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		