

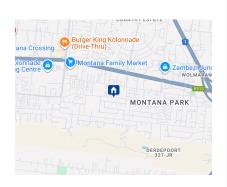


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Contact Head Office - Dormehl

## 012 0000000

1170 Moulton Avenue Waverley 0184













R3,200,000









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 R2,064 Sectional Title Levy R1 Special Levy R1

## Upmarket Family Living Close to Schools & Shops

Welcome to this immaculate double-storey home that perfectly blends modern style, family comfort, and easy living. Situated in an upmarket, sought-after area, this property is move-in ready and designed with both functionality and elegance in mind.

Step inside through the covered entrance into a welcoming foyer that flows seamlessly into the open-plan living and dining areas. The sleek kitchen, finished with granite countertops and a practical scullery, is the heart of the home. A study and guest toilet on the ground floor add convenience for both work and visitors.

Accommodation is generous and well thought out. One spacious bedroom with its own bathroom and air-conditioning is located downstairs—ideal for guests or extended family. Upstairs, you'll find three additional bedrooms, two of which are fitted with...

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	258m²
Bathrooms	2.5	Carports / Parkings	2	Land Size	563m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				