



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

Contact Head Office - Dormehl
Lite

012 0000000

1170 Moulton Avenue
Waverley
0184

NEW



Web Ref DPR21709



R3,200,000

🛏️ 4 🚿 2.5 🚗 2

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	258m ²
Bathrooms	2.5	Carports / Parkings	2	Land Size	563m ²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				

