

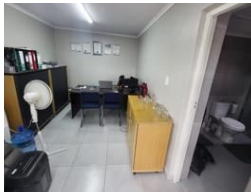


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Lite

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1170 Moulton Avenue  
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R1,499,000

3 2

**Monthly Bond Repayment** R15,218.28  
Calculated over 20 years at 10.75% with no deposit.  
**Transfer Costs** R45,755.00    **Bond Costs** R28,990.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.  
**Monthly Levy** R900    **Monthly Rates** R721    **Special Levy** R1

You don't need a big fat pocketbook (Purse)!!

For this 3 Bedroom House in Bougainvillea Estate, Pretoria  
Charming & Secure Home in Sought-After Estate – Just Move In!

This beautifully maintained, move-in-ready home is tucked away in the prestigious Bougainvillea Estate – offering a secure, peaceful lifestyle with all the modern comforts.

Step inside and enjoy:

- 3 Spacious bedrooms
- 2 Neat bathrooms (main en-suite and full family bathroom)
- A brand-new kitchen with modern finishes
- Freshly redone floors throughout the home
- Open-plan living and dining areas designed for easy living

Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	3	Carports / Parkings	2
Bathrooms	2	Security	Yes
Kitchens	1	Pool	No
Recep. Rooms	1	Views	False
Furnished	No		
Sizes			
Floor Size	1m²		
Land Size	300m²		

