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1170 Moulton Avenue
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Web Ref DPR21197



R2,080,000

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Monthly Bond Repayment R20,766.30
Calculated over 20 years at 10.5% with no deposit.
Transfer Costs R82,888.00 **Bond Costs** R34,625.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.
Monthly Levy R3,518 **Monthly Rates** R915 **Sectional Title Levy** R1
Special Levy R1

“Wheelchair-Friendly, Fully Solar-Powered Retirement Home – Montana”

Montana Ext 65
Modern 2-Bedroom Home in Bougainvillea Retirement Village with Full Solar Backup
This immaculate 2-bedroom, 2-bathroom home in the sought-after Bougainvillea Retirement Village offers comfort, independence, and peace of mind with top-tier security and excellent facilities.
Home Features:
2 spacious bedrooms
2 bathrooms – main bathroom wheelchair-friendly (one with bath, one with shower)
Open-plan lounge, dining, and kitchen area
Water purifier installed in kitchen
1000 L Jo-Jo tank for water backup
Solar geyser with pump and DC kit
Full solar system: 9x550 W Jinko panels, 1x8 kW DEYE inverter, 15 kWh battery
Chromadek patio with canvas screening on western side
Manual irrigation system
Pet-friendly (cat and dog)
Air-conditioning in 3 rooms
Garage with shelves, motorized door, and backup battery

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	102m²
Bathrooms	2	Carports / Parkings	1	Land Size	34,757m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

