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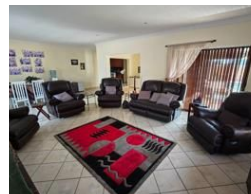
1170 Moulton Avenue  
Waverley  
0184

## 3 Bedroom Freehold For Sale in Montana

### FEATURED



Web Ref DPR20635



**R2,600,000**

3 2 2

**Monthly Bond Repayment** R25,957.88

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R123,861.00 **Bond Costs** R38,415.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,100 **Monthly Rates** R1,000 **Special Levy** R1

### Newly Painted Family Home in Sought-After in Rose Acres Security Estate

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Exclusive MLS Mandate

Montana | Secure Living | Prime Location

This beautifully maintained family home is nestled in the highly desirable Rose Acres Security Estate—offering top-notch security, convenient access to highways, public transport, and all essential amenities.

Key Features:

3 Spacious Bedrooms

All with built-in cupboards

2 Full Bathrooms

Includes a main en-suite with quality finishes

Modern Kitchen

Granite countertops

Ample cupboard and prep space

Separate scullery/laundry for added convenience

Open-Plan Living Areas

Seamless flow between the family room and dining area

In-House Entertainment Area

Built-in braai – perfect for all-season hosting

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	3
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	296m <sup>2</sup>
Land Size	504m <sup>2</sup>

