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1170 Moulton Avenue  
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FEATURED



Web Ref DPR20698



R4,500,000

4 3.5 2

**Monthly Bond Repayment** R45,685.30

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00

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

**Monthly Levy** R1,000 **Monthly Rates** R612 **Special Levy** R1

"Upscale Rose Acres Home with Seamless Indoor-Outdoor Flow & Energy Independence"

Contemporary Elegance & Off-Grid Comfort in Rose Acres Estate

4 Bedrooms | 3.5 Bathrooms | 2 Garages | Pool | Solar System | Fibre Ready

Step into a world of refined living with this beautifully designed, energy-efficient home situated in the sought-after Rose Acres Estate. This residence combines high-end finishes, smart technology, and generous spaces tailored for modern lifestyles.

From the stylish open-plan living areas to the serene poolside deck, every corner of this home has been crafted for comfort and connection. Enjoy a light-filled lounge with a built-in bar and braai, flowing effortlessly to the outdoors through expansive stack doors—ideal for seamless indoor-outdoor entertaining.

The heart of the home features a Newly renovated kitchen, fitted with a 5-burner gas hob, streamlined cabinetry, and a separate...

Features

**Pets Allowed** Yes

**Interior**

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Furnished	No

**Exterior**

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

**Sizes**

Floor Size	1m <sup>2</sup>
Land Size	502m <sup>2</sup>

