

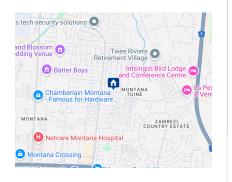


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Contact Head Office - Dormehl

## 012 0000000

1170 Moulton Avenue Waverley 0184













R4,500,000









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		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	1m²
Bathrooms	3.5	Carports / Parkings	2	Land Size	502m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		