



**Caroline De Beer**  
082 414 3963  
carolinedebeer@dpg.co.za

Contact Head Office - Dormehl  
Lite

012 0000000

1170 Moulton Avenue  
Waverley  
0184



Web Ref DPR21643



**R2,350,000**

4 2.5 2

**Monthly Bond Repayment** R23,461.93

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R101,693.00 **Bond Costs** R36,530.00

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

**Monthly Levy** R1 **Monthly Rates** R1,077 **Special Levy** R1

## Your Forever Family Home – Modern Comfort on a Spacious Stand

This exceptional property, set on a large stand, offers the perfect blend of comfort, style, and functionality. Ideally located close to schools, shopping centers, and malls, it is designed to meet all the needs of a modern family.

### Interior Features

4 Spacious bedrooms (main en-suite)  
Main bedroom with its own private lounge, walk-in closet, and stylish en-suite bathroom  
Main bedroom tiled; other bedrooms with beautiful laminated flooring  
2.5 Bathrooms including a guest toilet  
Welcoming entrance hall  
Separate formal lounge for quiet relaxation  
Open-plan dining room  
Family/TV room for everyday living  
Lovely covered entertainment patio with built-in braai – perfect for gatherings and year-round entertaining  
Modern Kitchen & Utility Spaces  
Stunning kitchen with a center island, breakfast nook, and pantry  
Separate scullery and...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms 4  
Bathrooms 2.5  
Kitchens 1  
Recep. Rooms 3  
Furnished No

### Exterior

Garages 2  
Carports / Parkings 2  
Security No  
Dom. Accom. 1  
Pool Yes  
Views False

### Sizes

Floor Size 1m<sup>2</sup>  
Land Size 1,043m<sup>2</sup>

