



**Welma Deysel**  
082 540 6828  
welmadeysel@dpg.co.za

Contact Pretoria Moot

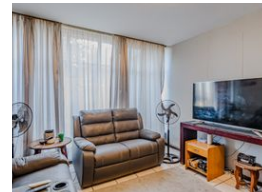
012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186



SOLE MANDATE

Web Ref DPR19992



## R610,000

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**Monthly Bond Repayment** R6,090.12

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R23,709.00 **Bond Costs** R17,680.00

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

**Monthly Rates** R220 **Sectional Title Levy** R2,218

### Spacious 2-Bedroom Apartment – Neat, Practical & Well-Located!

**\*\*Exclusive Mandate to Dormehl Phalane Property Group\*\***

If you're looking for a comfortable home in a great location, this spacious 2-bedroom apartment could be just what you need. Whether you're buying your first home or looking to downsize to something simpler, this solid unit in a popular, established complex offers great value and everyday convenience.

Here's what you'll find:

- A generously sized open-plan lounge and kitchen – a practical space that's easy to furnish and enjoy.
- Separate laundry room – a rare find in this complex, giving you extra space and flexibility.
- North-facing main bedroom that gets plenty of sun, plus a large second bedroom, both with ample built-in cupboards.
- Bathroom with a bath, and the toilet is separate – helpful for guests or busy mornings. A convenient drying rack installed above the...

### Features

#### Interior

Bedrooms	2
Bathrooms	1.5
Kitchens	1
Recep. Rooms	1.5
Furnished	No

#### Exterior

Garages	1
Carports / Parkings	1
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	82m²
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