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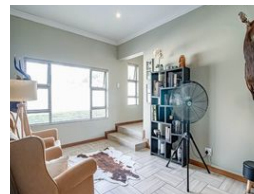
Contact Pretoria Moot

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1170 Moulton Ave  
Waverley  
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Web Ref DPR7324



**R3,200,000**

3 2 2

**Monthly Bond Repayment** R32,487.33

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R184,379.00 **Bond Costs** R44,070.00

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

## 3 Bedroom Property with flatlet in a sought after Golf Estate

This lovely property is in a good condition. Looking for an open-plan 3-bedroom property with a 1-bedroom flatlet and study then this property is for you. The living area is spacious with a modern kitchen. It has a lovely big garden with 2 entrances a swimming pool and koi pond.

Features are:

Modern Property  
3 bedrooms  
2 full bathrooms  
air conditioners in all the bedrooms  
Double garage with ample additional parking space.  
24-hour security.

It is situated in the popular Pebble Rock Golf Estate. The estate offers secure outdoor living in a safe environment for your children and is well managed.

Pebble Rock has 18 hole golf course with a clubhouse with restaurant

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	297m <sup>2</sup>
Land Size	980m <sup>2</sup>

### Extras

Boma, Koi Pond