



Barbara Lourens 082 8877 259 barbaral@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave Waverley Pretoria 0186

On Show



14:00 to 17:00



Sunday, 03 August 2025

Directions

Viewing by Appointment













R3,500,000







Monthly Bond Repayment R35,533.01

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R221,714.00 **Bond Costs** R47,840.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R2,700 Monthly Rates R2,500

Exquisite Property with Golf Course Views – A True Gem Awaits!

Discover this beautifully designed property, perfectly situated in a prime area and offering breathtaking views of the golf course. This exceptional home boasts an array of luxurious features:

Interior Highlights:

- Open-Plan Living: Seamlessly integrated living and dining areas, complemented by a separate, elegant bar area, perfect for
- Guest Convenience: A well-appointed guest toilet for added comfort.
- Modern Kitchen: An efficiently designed kitchen featuring a separate scullery, ideal for culinary enthusiasts.
 Three Beautifully Appointed Rooms: Each room is meticulously designed to offer comfort and style.

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	3	Land Size	897m²
Bathrooms	2	Carports / Parkings	3		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	True		
Furnished	No				