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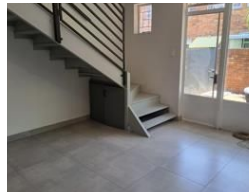
1170 Moulton Avenue  
Waverley  
0184

## 2 Bedroom Duplex For Sale in Pretoria North

NEW



Web Ref DPR21454



**R755,000**

2 1

**Monthly Bond Repayment** R7,537.77

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R25,877.00 **Bond Costs** R19,565.00

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

**Monthly Levy** R150 **Monthly Rates** R500 **Sectional Title Levy** R1  
**Special Levy** R1

### Modern Renovated Duplex in a Secure Pretoria North Complex

This newly renovated duplex is perfectly situated in a well-kept complex in Pretoria North, offering both style and convenience. The home welcomes you with a spacious open-plan lounge and dining area, seamlessly flowing into a modern kitchen fitted with ample cupboards. For added functionality, the kitchen includes a scullery, pantry, and laundry area. An aircon ensures year-round comfort.

Entertaining is made easy with an under-roof patio, built-in braai, and a private garden – ideal for relaxing weekends with family and friends.

Upstairs, the property offers two comfortable bedrooms and a full bathroom. Parking is well taken care of with two lock-up carports and extra guest parking available within the complex.

This modern duplex is move-in ready and perfectly suited for first-time buyers, young families, or investors.

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	2	Floor Size	78m <sup>2</sup>
Bathrooms	1	Security	No	Land Size	10,825m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

