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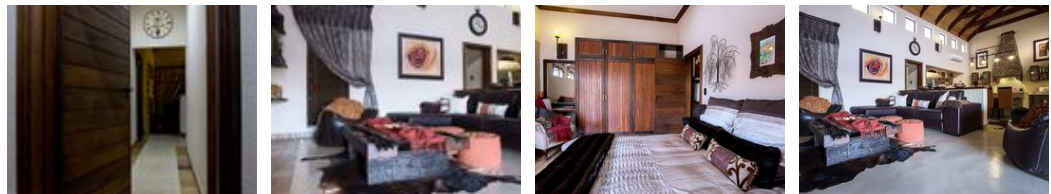
012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
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SOLE MANDATE

Web Ref DPR19059



**R8,595,000**

**Monthly Bond Repayment** R87,258.93  
Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R820,664.00    **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

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**Exquisite Waterfront Retreat in Sable Hills Estate – A Masterpiece of Luxury Living**

**\*SOLE AND EXCLUSIVE MANDATE\***

Step into a world of refined elegance and cutting-edge sophistication with this meticulously designed residence nestled within the prestigious Sable Hills Waterfront Estate. This luxurious haven offers a seamless blend of architectural excellence, premium finishes, and state-of-the-art amenities – the perfect sanctuary for the discerning elite.

Boasting 3 expansive bedrooms and 3 designer bathrooms, this home exudes both comfort and class. The spacious open-plan layout seamlessly integrates the living room, dining area, and gourmet kitchen – creating an ideal environment for both grand entertaining and intimate family gatherings. Culinary enthusiasts will delight in the premium Ilve stove, Blanco anthracite basins, and a dedicated scullery fitted with an Insinkerator for effortless...

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	
Bedrooms	3	Garages	6
Bathrooms	3	Carports / Parkings	6
Kitchens	1	Security	Yes
Recep. Rooms	2	Pool	No
Studies	1	Views	True
Furnished	No		

