

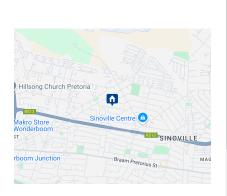


Caroline De Beer 082 414 3963 carolinedebeer@dpg.co.za

Contact Head Office - Dormehl

012 0000000

1170 Moulton Avenue Waverley 0184













R1,999,000







Monthly Bond Repayment R19,957.61 Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R75,248.00 Bond Costs R32,760.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1 Monthly Rates R732 Special Levy R1

ALL YOU'VE EVER WANTED IN A HOME!!

🔢 Home on a Generous Stand – Energy Efficient & Entertainer's Dream

MLS Exclusive Mandate

This beautifully maintained full title home is set on a spacious stand in a well-established neighborhood. Offering the perfect blend of comfort, practicality, and eco-conscious features, this home is ideal for families who love to entertain and enjoy peace of mind.

Welcoming Curb Appeal:

A lush, neatly maintained garden sets the tone, complemented by a sparkling swimming pool and a thatched Lapa with built-in braai—perfect for entertaining in style.

Here Year-Round Water Security:

Borehole

4 Water tanks

III Energy Efficiency & Backup Power:

5kVA inverter system with 8 solar panels 7kVA generator – peace of mind during load-shedding

Inside the Home:

3 Spacious Living Areas:

Warm and inviting lounge

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	296m²
Bathrooms	2	Carports / Parkings	2	Land Size	991m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Dom. Accom.	1		
Furnished	No	Pool	Yes		
		Views	False		