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1170 Moulton Avenue  
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## 3 Bedroom House For Sale in Sinoville

### FEATURED



Web Ref DPR20624



**R1,999,000**

3 2 2

**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.

**Property Highlights:**

**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.

**Year-Round Water Security:**

Borehole

4 Water tanks

**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

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

#### Exterior

Garages 2  
Carports / Parkings 2  
Security Yes  
Dom. Accom. 1  
Pool Yes  
Views False

#### Sizes

Floor Size 296m<sup>2</sup>  
Land Size 991m<sup>2</sup>

