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## 012 0000000

1170 Moulton Avenue Waverley 0184











## R2,680,000

 Monthly Bond Repayment R27,208.14

 Calculated over 20 years at 10.75% with no deposit.

 Transfer Costs R132,287.00
 Bond Costs R40,300.00

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

 Monthly Levy R1
 Monthly Rates R918
 Special Levy R1

## Try this for "sighs"!

Im R1,680,000 | Spacious Family Home with Flatlet. Charming, practical, and packed with extras – this family home offers incredible value in a prime Sinoville location!

Ideally situated close to top schools, shopping center's, and local parks, this well-kept property is designed for comfortable family living, with the added bonus of a fully self-contained flatlet – perfect for extended family, guests, or rental income.

Enjoy modern convenience with a solar & inverter system (rental agreement in place), helping you stay powered during outages while keeping energy costs low.

翻 Property Highlights: 3 Bedrooms | 3 Bathrooms

Modern Kitchen & Spacious Living Areas

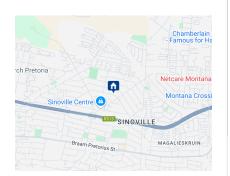
Dedicated Study - ideal for remote work or a home office

**a** 2

Double Garage + Ample Parking (6 vehicles)

## Features

Pets Allowed	Yes			
Interior		Exterior		Sizes
Bedrooms	3	Garages	2	Floor Size
Bathrooms	3	Carports / Parkings	6	Land Size
Kitchens	1	Security	Yes	
Recep. Rooms	2	Pool	Yes	
Studies	1	Views	False	
Furnished	No			



321m<sup>2</sup> 991m<sup>2</sup>