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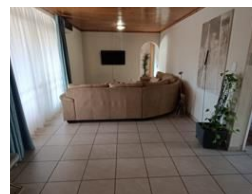
Contact Head Office - Dormehl  
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1170 Moulton Avenue  
Waverley  
0184



Web Ref DPR20749



**R1,890,000**

4 Bedrooms 3 Bathrooms 1 Garage

**Monthly Bond Repayment** R18,869.38

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R68,708.00 **Bond Costs** R32,760.00

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

**Monthly Levy** R1 **Monthly Rates** R1,500 **Special Levy** R1

Packed with potential!

A rare opportunity to own a well-appointed family home in one of Sinoville's most established and central neighborhoods! Set on a generous stand, this versatile property offers room to grow, work, entertain, and relax—all under one roof.

**Key Features:**

4 Generously sized bedrooms, ideal for a growing family

3 Bathrooms, including a full main en-suite for extra comfort

3 Expansive open-plan living areas with seamless flow

Dedicated study or home office—perfect for remote work or quiet focus

Modern kitchen with ample cupboards and prep space

**Extras You'll Appreciate:**

Single garage plus double carport and space for up to 4 additional vehicles

Pool with loads of garden space—perfect for family fun

## Features

### Interior

Bedrooms	4
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

### Exterior

Garages	1
Carports / Parkings	4
Security	No
Pool	Yes
Views	False

### Sizes

Floor Size	338m <sup>2</sup>
Land Size	978m <sup>2</sup>

