



**Vaughan Van der Westhuizen**  
Candidate Property Practitioner  
Registered with PPRA  
(FFC 125 772 7)

064 781 0390  
vaughanvdwesthuizen@dpg.co.za



**Denise Van der Westhuizen**  
064 427 8393

denisevdwesthuizen@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186

NEW



Web Ref DPR21921



**R1,800,000**

3 2.5 1

**Monthly Bond Repayment** R17,970.84

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R61,141.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R824

## Excellent Investment Opportunity – 3-Bedroom Home in Villieria

This solid 3-bedroom family home, located above Pierneef Street in the sought-after suburb of Villieria, is the perfect opportunity for buyers looking for space, charm, and incredible potential. Whether you're a family, renovator, or investor, this property is a must-see!

With spacious interiors, a large erf, and strong bones, this home offers endless possibilities. A few cosmetic updates—like fresh paint and modern finishes—will quickly transform it into a standout property with excellent value uplift.

### Home Features:

- 3 Spacious bedrooms with built-in cupboards
- 2.5 Bathrooms (main en-suite)
- Open-plan lounge, dining & family room with built-in bar
- Farm-style kitchen with island, breakfast table & double oven
- Ceiling fans throughout
- Combination flooring: carpet, tile & slate
- Separate laundry room
- Domestic room with...

## Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3			Floor Size	220m <sup>2</sup>
Bathrooms	2.5			Land Size	1,278m <sup>2</sup>
Kitchens	1				
Recep. Rooms	2				
Furnished	No				
Exterior					
Garages	1				
Carports / Parkings	4				
Security	No				
Dom. Accom.	1				
Pool	Yes				
Views	False				