



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

Contact Head Office - Dormehl
Lite

012 0000000

1170 Moulton Avenue
Waverley
0184

FEATURED



Web Ref DPR20632



R2,350,000

3 Bedrooms 1.5 Bathrooms 2 Carports

Monthly Bond Repayment R23,857.88

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R101,552.00 **Bond Costs** R36,530.00

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

Monthly Levy R1 **Monthly Rates** R1,017 **Special Levy** R1

A Good Address

Exceptional Family Home with Home Office Potential – Comfort Meets Functionality!

This rare gem offers the perfect combination of family comfort and business practicality, set in a prime location that's ideal for professionals, entrepreneurs, or growing families.

Whether you're working from home or simply need extra space to breathe and entertain, this property ticks every box.

Key Features:

3 Comfortable Bedrooms

1.5 Bathrooms (includes guest toilet)

Dedicated Study/Home Office – perfect for remote work or a private business space

Spacious living room – ideal for family time and relaxation

Open-plan dining area flowing into a modern kitchen

Separate scullery & laundry room for convenience and organization

Outdoor Living:

Well-established garden – low-maintenance and tranquil

Covered entertainment area with...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	1.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	No
Views	False

Sizes

Floor Size	292m ²
Land Size	928m ²

