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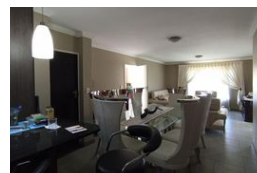
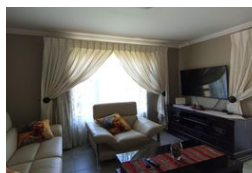
Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186



Web Ref DPR17646



R1,800,000

3 Bedrooms, 2 Bathrooms, 1 Garage

**Monthly Bond Repayment** R18,579.39

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R61,039.00    **Bond Costs** R30,875.00

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

**Monthly Levy** R2,600    **Monthly Rates** R1,600

### Spacious and Stylish Family Home in Amberfield Valley

Nestled in the highly sought-after area of Amberfield Valley, this immaculate family home offers a harmonious blend of comfort and convenience. With a spacious design and modern features, the property is ideal for families seeking a tranquil yet connected lifestyle.

The home boasts a solar geyser, providing energy efficiency and reducing electricity costs. A well-established garden in pristine condition complements the outdoor covered patio, seamlessly connecting the living area to a serene space perfect for relaxation or entertaining. The property is equipped with 5G Wi-Fi, prepaid electricity, and is located in a secure estate with parks and play areas, catering to families with children and fitness enthusiasts alike.

Amberfield College, offering both primary and high school education, is within walking distance, while...

### Features

Pets Allowed		Yes		Sizes	
<b>Interior</b>		<b>Exterior</b>		Floor Size	145m <sup>2</sup>
Bedrooms	3	Garages	1		
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

