



**Audette Holtzhausen**  
082 054 2930  
audetteholtzhausen@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186



Web Ref DPR17995



**R1,700,000**

🛏️ 3   🚿 2   🚗 1

**Monthly Bond Repayment** R17,547.20  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R55,039.00   **Bond Costs** R30,875.00

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

**Monthly Levy** R2,520   **Monthly Rates** R21

**Modern Comfort and Style: A Spacious Family Home with a Beautiful Garden Retreat"**

**Downstairs:**

As you step inside, you'll be greeted by an open-plan lounge and kitchen, ideal for both relaxing and entertaining. The kitchen is complemented by a separate scullery, featuring an abundance of cupboard space to keep everything organized. The lounge flows seamlessly onto a covered patio, leading to a spacious garden – a perfect setting for outdoor gatherings or quiet moments of relaxation. A convenient guest toilet is also located on this level for added ease.

**Upstairs:**

The upstairs area hosts a peaceful main bedroom complete with an en suite bathroom for privacy and comfort. Two additional well-sized bedrooms share a beautifully appointed bathroom, making this a practical and functional family home.

**Extras:**

This property also boasts a single garage and a carport, with ample extra parking space available for...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	1	Floor Size	128m <sup>2</sup>
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

