



**Martin Van Deventer**  
Candidate Property Practitioner  
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Contact Pretoria Moot

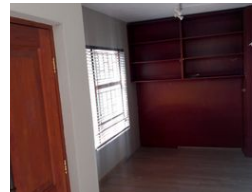
012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186

NO TRANSFER DUTY



Web Ref DPR1746



R1,899,000

3 2.5 2

**Monthly Bond Repayment** R19,601.26  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R69,146.00    **Bond Costs** R32,760.00

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

**Monthly Levy** R2,526.5    **Monthly Rates** R1,291.9

Hidden gem in Garsfontein

**ALL COSTS INCLUDED!**  
Yes, bond & transfer costs!  
You save more than R120 000.00 in cash.  
Up to 100% Finance available from all major banks.

This lovely well kept home in the heart of Garsfontein is a phenomenal investment. Close to major medical facilities, multiple shopping centres and reputable high schools and primary schools. On entry the first thing you'll notice is the amount of space. A large office or study leads into the living area. A well laid out kitchen and guest bathroom completes the ground floor. Upstairs features 3 bedrooms of which 2 are airconditioned. Master bedroom has an en suite bathroom. Balconies from 2 bedrooms overlook the well laid out maintained garden featuring a small pool and braai area.

The property is completed by 2 oversized garages and a well fitted out loft that could serve as an additional...

Features

**Pets Allowed** Yes

Interior	
Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Garages	2
Security	No
Pool	Yes
Views	False

Sizes	
Floor Size	204m <sup>2</sup>
Land Size	4,338m <sup>2</sup>

**Extras**  
24 Hour Access Air Conditioner