



Owen Dormehl 082 654 0024 owendormehl@dpg.co.za

Contact Pretoria Moot

## 012 3323677

1170 Moulton Ave Waverley Pretoria 0186











# R2,995,000



 Monthly Bond Repayment R30,914.04

 Calculated over 20 years at 11% with no deposit.

 Transfer Costs R159,661.00
 Bond Costs R42,185.00

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

 Monthly Levy R3,800

### Style, luxury and comfort, all wrapped up into this beautiful home

This luxurious home in sought after wildlife eco estate is up for grabs!

Beautifully finished 4 bedroom, all with en-suite bathrooms, three of the bedrooms each has a small study nook of their own, perfect for quiet study or work atmosphere. The spacious open plan living area and dining room has amazing views of the surrounding bush!

This home also offers 2 double garages, and plenty of parking space.

#### \*More of the estate:

Leeuwfontein Estates is an exclusive wildlife Estates situated on Roodeplaat dam. The Estates is an ecologically controlled development that offers 280ha of unspoiled bushveld, a wide variety of birds and small game. A place where you can truly reinvigorate yourself. A variety of antelopes, zebras and other wild animals have been reintroduced and their sustainability has been well prepared. Even...

### Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	497m <sup>2</sup>
Bathrooms	4	Carports / Parkings	4	Land Size	10,000m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	No		
Studies	1	Views	False		
Furnished	No				

