



**Owen Dormehl**  
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Contact Pretoria Moot

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1170 Moulton Ave  
Waverley  
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### On Show

14:00 to 17:00

Sunday, 06 April 2025

#### Directions

Meet me outside the estate



ON SHOW

Web Ref DPR13723



**R6,995,000**

**Monthly Bond Repayment** R72,201.58  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R633,216.00    **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R4,800

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A spacious executive family home offering privacy and tranquility in a secure, gated estate.

This breathtaking north-facing home is situated in a tranquil nature estate adjacent to Roodeplaat Dam. The estate is a haven where impala, wildebeest, zebra, springbuck, kudu, duikers, waterbuck, and even porcupine roam freely. Imagine your children discovering hedgehogs and bushbabies in their own backyard and safely riding their bicycles on the estate's streets.

Leeuwfontein Estate offers an abundance of lifestyle facilities, including a clubhouse with a swimming pool, tennis courts, horse stables, and nature trails. The dam provides opportunities for fishing, boating, sailing, and kayaking, complete with a launching jetty for...

### Features

Pets Allowed		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	6	Garages	4	Land Size	13,100m <sup>2</sup>
Bathrooms	5	Carports / Parkings	4		
Kitchens	1	Security	Yes		
Recep. Rooms	6	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	False		

#### Extras

24 Hour Access Alarm System Fibre Shed Workshop Irrigation System Sprinkler System  
Outdoor Beams Jacuzzi Sauna Water Tanks Granite Tops Central Vacuum System Built In Braai  
boma Electric Garage

