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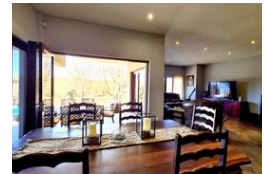
1170 Moulton Ave  
Waverley  
Pretoria  
0186

SOLD



SOLE MANDATE

Web Ref DPR14913



R3,400,000

4 4 3

**Monthly Bond Repayment** R35,094.41

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R208,547.00    **Bond Costs** R45,955.00

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

**Monthly Levy** R4,000    **Monthly Rates** R3,800

Exquisite family home with bushveld views

This stunning 4-bedroom home lies within the heart of the highly sought-after Leeuwfontein estate. If you are in search of an estate that brings forth safety, tranquility and unmatched relaxation, the search is over. With each property having its own hectare land, it insures privacy and calmness with breathtaking views overlooking a river. This lovely home has a fully equipped solar system, a pool, a boma and an entertainment area that opens up to the patio. Along with these features are 4 bedrooms, each with an en-suite bathroom and its own balcony, making it a perfect home for entertaining or the dream home for a family.

Estate features:

- 24 hour security
- Waterfront clubhouse with a pool
- Tennis court
- Horse stables
- Wild life
- There are 3 golf courses nearby
- There is also access to the Roodeplaat Dam with a jetty...

Features

|                     |     |                     |                      |
|---------------------|-----|---------------------|----------------------|
| <b>Pets Allowed</b> | Yes |                     |                      |
| <b>Interior</b>     |     | <b>Exterior</b>     | <b>Sizes</b>         |
| Bedrooms            | 4   | Garages             | 3                    |
| Bathrooms           | 4   | Carports / Parkings | 6                    |
| Kitchens            | 1   | Security            | Yes                  |
| Recep. Rooms        | 3   | Dom. Accom.         | 1                    |
| Furnished           | No  | Pool                | Yes                  |
|                     |     | Views               | False                |
|                     |     |                     | Floor Size           |
|                     |     |                     | 372m <sup>2</sup>    |
|                     |     |                     | Land Size            |
|                     |     |                     | 13,600m <sup>2</sup> |

