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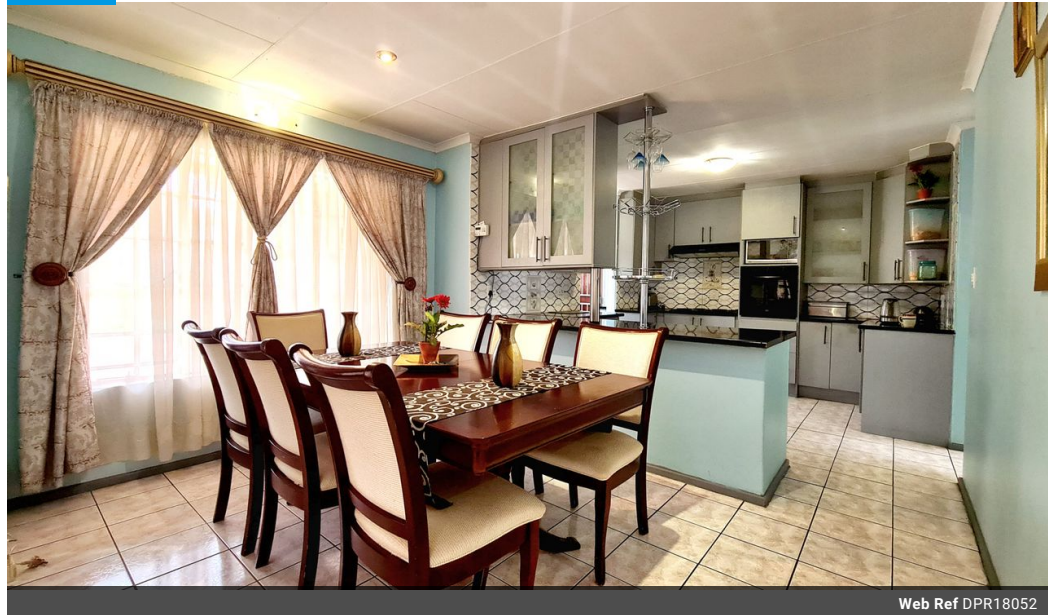
esteanbolleurs@dpg.co.za

Contact Pretoria Moot

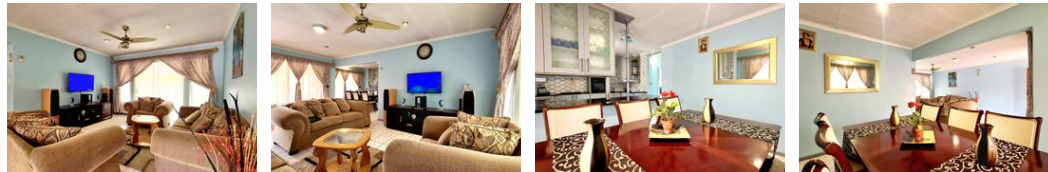
012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186

FEATURED



Web Ref DPR18052



**R2,095,000**

3 2 3

**Monthly Bond Repayment** R21,624.35  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R83,647.00    **Bond Costs** R34,625.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R700

**UNBEATABLE DEAL: 3-BED HOME + POOL + FLATLET + ENTERTAINMENT AREA – PRICED TO SELL FAST!**

If you're looking for maximum value, security, and lifestyle all in one, this 230 sqm face brick beauty is it. Built to last, designed to impress, and packed with features that make this an absolute no-brainer for families, entertainers, or smart buyers who know a deal when they see one.

**WHAT YOU'RE GETTING (FOR WAY LESS THAN IT SHOULD COST)**

- 3 Bedrooms – Main bedroom has an ensuite for ultimate privacy.
- 2 Large Bathrooms – Full ensuite (shower, bath, basin, toilet) + second bathroom (bath, basin, toilet).
- Chef-Worthy Kitchen – Modern, spacious, plus a big scullery to keep things clean and organized.
- Entertainment-Ready Outdoor Setup – Pool + built-in braai + lush, family-friendly garden = weekend sorted.
- Bonus Flatlet – Use it for guests, your office, a helper, or cash flow (rent it out!). Plus, an extra outside...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	3	Floor Size	230m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	675m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Studies	1				
Furnished	No				
<b>Extras</b>					
En Suite					