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1170 Moulton Avenue  
Waverley  
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Web Ref DMON-0005



**R4,500,000**

4 2 3

**Monthly Bond Repayment** R46,448.48  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R343,009.00 **Bond Costs** R57,265.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,500

**MOST POPULAR ESTATE IN MONTANA, PRETORIA!**

This 1 ha (10000sqm) plot is situated in upmarket Montana Estate, where you can find peace and tranquility from the hustle and bustle, security guards at entrance, it has a big modern house with three big living areas, gas fireplace in tv room, study, 3 bedr., 2 full bathr., guest toilet, beautiful kitchen with uco, scullery, pantry, underfloor heating, big patio with gas braai, 3 garages, 3 carports, lovely big garden with irrigation, pool, borehole, burglar bars, remote gate with intercom, electric fence, servants room with toilet and shower. Near all amenities and main roads.

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>
Bedrooms	4	Garages	3	Land Size
Bathrooms	2	Carports / Parkings	3	10,000m <sup>2</sup>
Kitchens	1	Security	Yes	
Recep. Rooms	2	Dom. Accom.	1	
Studies	1	Pool	Yes	
Furnished	No	Views	Yes	

