



**Anelle van Staden**  
082 553 2767  
anelle@threepercent.com



**Schalk van Wyk**  
083 320 8084

schalk@threepercent.com

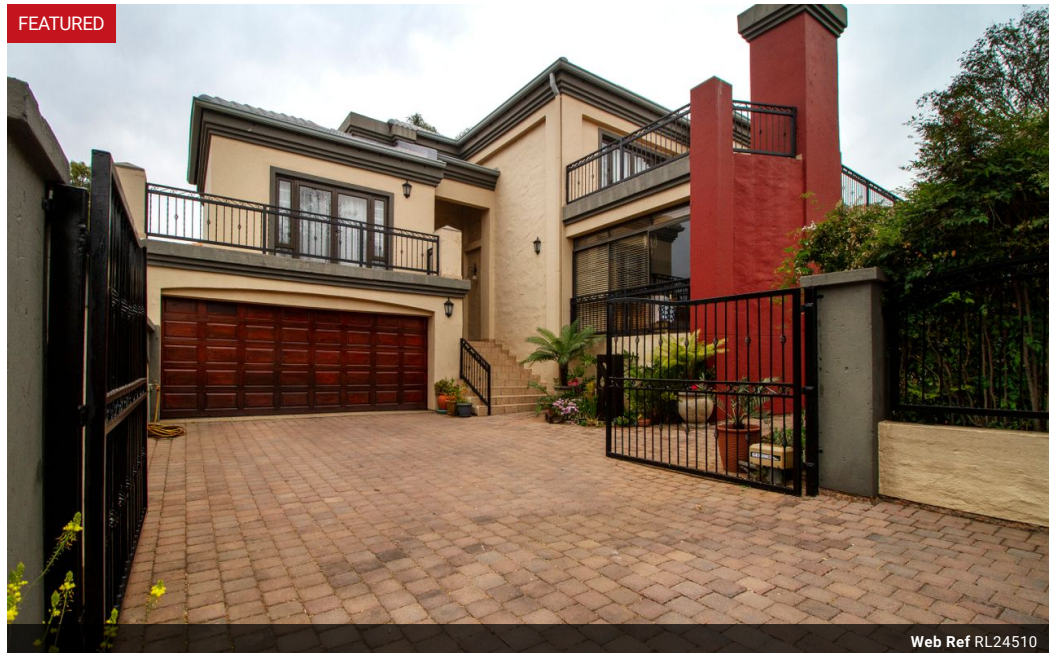
Contact Pretoria East

083 3208084

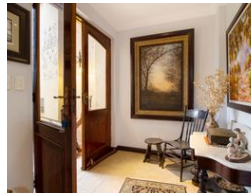
1st Floor, 59 Regency Drive, Route 21  
Corporate Park, Irene, 0174

## 4 Bedroom House For Sale in Moreleta Park

FEATURED



Web Ref RL24510



**R3,920,000**

4 3.5 2

**Monthly Bond Repayment** R39,796.97

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R272,250.00 **Bond Costs** R51,610.00

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

**Monthly Levy** R1,535 **Monthly Rates** R2,200

### 4 Bedroom, Study and Double Automated Garage for Sale

This stunning 4-bedroom, double-storey home in the secure, 24-hour Estate exudes luxury and sophistication.

Nestled on a approx 600 sqm stand with a 421 sqm home, it is perfect for families seeking a move-in-ready property that offers style, comfort, and sustainability.

Key Features:

- Solar panels provide backup energy solutions, 3000L and water tanks.
- Ambient lighting enhances the homely atmosphere throughout.
- Double automated garages with 4 additional parking spaces.

Downstairs:

- A formal sitting room and cozy TV room, both air-conditioned.
- Enclosed braai area with fireplace, leading to the front garden via sliding doors.
- A well-designed kitchen with a gas hob, double electric oven, scullery, and pantry cupboard.
- Dedicated study with laminated floors and ample cupboard space.
- Additionally, the...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	421m <sup>2</sup>
Land Size	600m <sup>2</sup>

#### Extras

Air Conditioner Backup Water Balcony Blinds Built In Braai Electric Garage Entrance Hall Eye Level Oven Fibre Gas Hob Granite Tops Immaculate Condition Pantry Scullery Security Es