

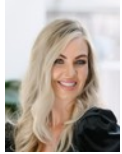


Phillip van der Merwe
0662935896
phillip@apexhomes.co.za



Donovan van Rooyen
0823844858

donavan@apexhomes.co.za



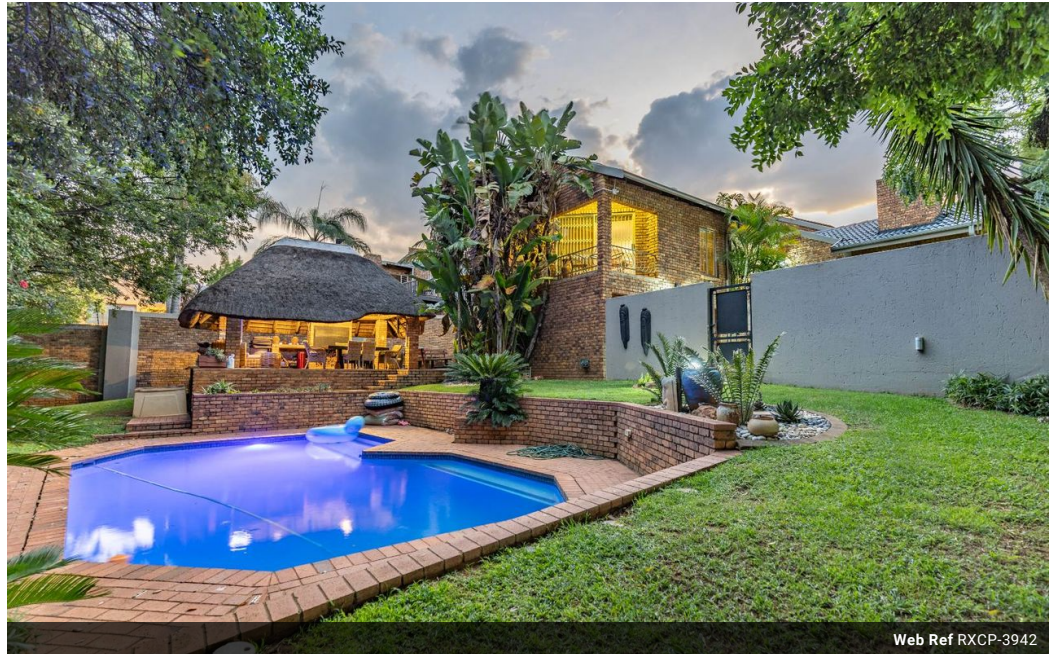
Leandra Clifford-Spies
0837390413

leandra@apexhomes.co.za

Contact RE/MAX-Property Merchants (Mooikloof)

012 4801752

739 Blesbok street, Pretoria ,0002



Web Ref RXCP-3942



R3,500,000

Monthly Bond Repayment R36,126.59
Calculated over 20 years at 11% with no deposit.

Transfer Costs R221,714.00 **Bond Costs** R47,840.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

3 2 2

House For Sale in Moreleta Park, Pretoria

This stunning 320 m² home offers the perfect balance of modern convenience and off-grid living. Equipped with an inverter, solar panels, and a powerful 20 kVA battery, the property runs 75% off the grid, ensuring energy efficiency and lower utility costs. A JoJo water backup system adds to the home's self-sufficiency, while a generator switch-over provides additional peace of mind. The double garage, large carport, and additional Wendy house offer ample storage and parking space.

Step through the inviting front door into a spacious and well-designed home. To the left, a formal living room with air conditioning—ideal as a man cave—provides a comfortable retreat. The dining room opens onto a patio, seamlessly connecting indoor and outdoor spaces. The modern kitchen is fitted with an electric oven, gas stove, and a...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1

Exterior

Garages	2
Dom. Accom.	1
Pool	Yes
Views	Yes

Sizes

Floor Size	3m ²
Land Size	1,256m ²