

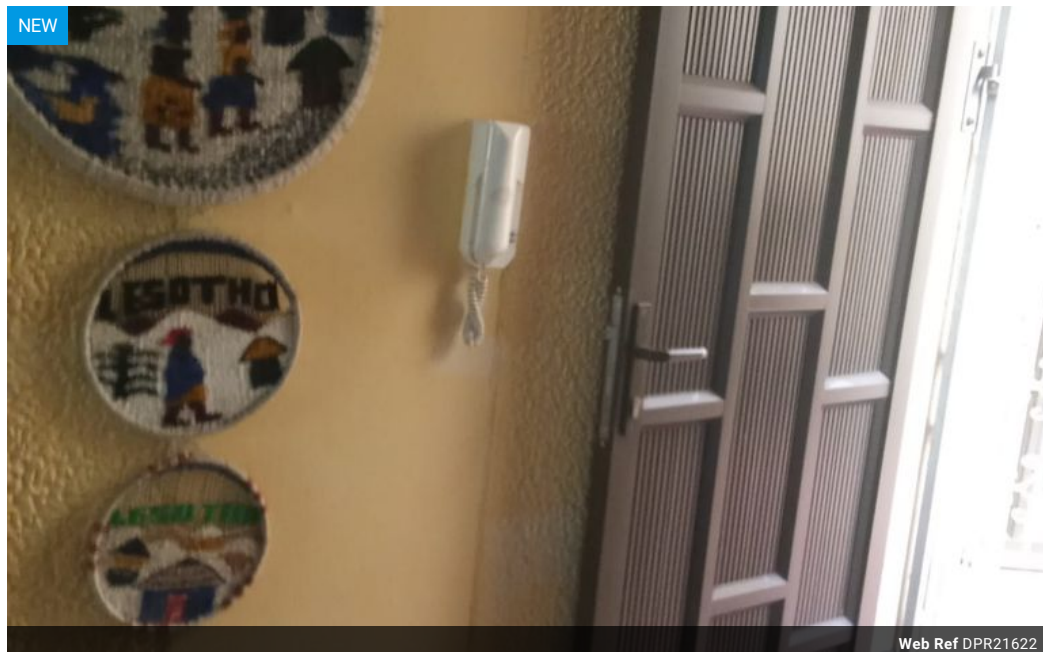


**Melody Nzama**  
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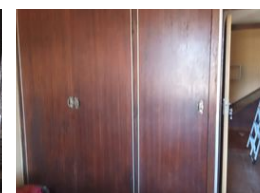
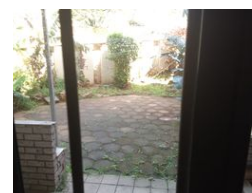
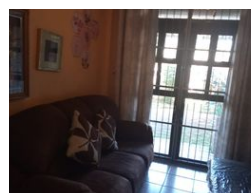
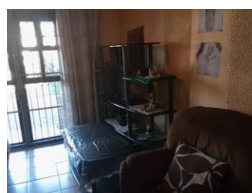
Contact **Montclair**

**031 4691987**

109 Montclair Road,  
Montclair,  
4004



Web Ref DPR21622



**R800,000**

3 Bedrooms 1 Bathrooms 1 Carport

**Monthly Bond Repayment** R7,987.04

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R25,877.00 **Bond Costs** R19,565.00

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

**Monthly Levy** R1,426.7 **Monthly Rates** R635

Investment opportunity or just wanting to get your foot in the property market door !!!

Here we have a 3 bedroom ground floor duplex in the heart of Montclair. Nice lounge/dining area opening onto a private garden space. Fitted kitchen, sep toilet and bath. Walking distance to Mall, on taxi routes and a 24 hour McD's across the road. Call me to view this potential new start for you and your family. A hop away from the M4 and N2 - what more could you want ?

## Features

### Interior

Bedrooms	3
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	1
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	90m²
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