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Web Ref DPR16566



## R1,100,000

3   
 2   
 1

**Monthly Bond Repayment** R11,167.52

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R32,749.00    **Bond Costs** R25,220.00

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

**Monthly Levy** R1,280    **Monthly Rates** R830

### Well Priced Super Duper Duplex

This lovely large corner duplex is just what you have been waiting for. Features include 3 spacious bedrooms all with built in cupboards, 2 with aircons, large open plan Italian tiled lounge combined dining area leading out to private garden, braai area with lapa, and built in jacuzzi flowing into manageable size pool. The large fully fitted kitchen boasts an under counter oven & hob, breakfast nook, there is a guest toilet downstairs, lovely tiled family bathroom upstairs, plus a shower main en suite, a loft space you could use as an office, enclosed courtyard, lockup garage and parking bay. All this situated in a well run complex next door to the Montclair Mall with a park area inside the complex for the children to play safely.

### Features

#### Interior

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

#### Exterior

Garages	1
Carports / Parkings	1
Security	Yes
Pool	Yes
Views	False

#### Sizes

Floor Size	114m <sup>2</sup>
Land Size	4,237m <sup>2</sup>