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109 Montclair Road,  
Montclair,  
4004



**R1,430,000**

3 2

**Monthly Bond Repayment** R14,760.29

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R43,685.00 **Bond Costs** R28,990.00

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

**Monthly Rates** R1,267

## Business Opportunity

Looking for a fantastic business opportunity?? This property is currently registered to run a pre-school for 37 children. You can invest by purchasing the property and keep the current tenant who is running the pre-school or utilise the property to run your own business from. Situated across the road from the Montclair Mall and next door to a popular fast food restaurant making the property ideally situated for a business. The property boasts 3 spacious bedrooms all with built in cupboards, 2 bathrooms one being a main en suite, large lounge, separate dining area and fitted kitchen. Currently the lounge and dining area are being used as part of the pre-school. The outbuildings are used as extra accommodation and classrooms for the children. There is a swimming pool but does require attention which could be filled in and used as...

## Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Carports / Parkings	10	Land Size	968m²
Bathrooms	2	Security	Yes		
Kitchens	1	Dom. Accom.	1		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				
<b>Extras</b>					
Awning Basin Burglar Bars Cooling Fans Curtain Rails Creche Freestanding Garden Gunitein Ground Guest Toilet Hob Secure Parking Shower, Toilet and Basin Mainen Suite Totally Walled Level Road Wood Window					