

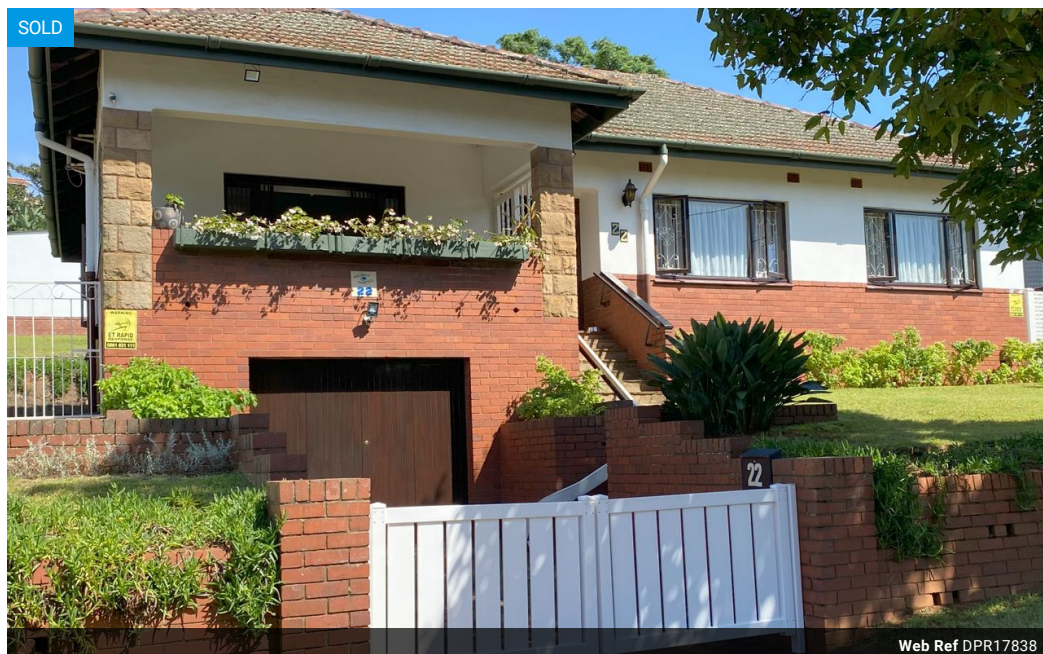


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Contact Montclair

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109 Montclair Road,  
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4004



## R1,350,000

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**Monthly Bond Repayment** R13,934.54

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R39,117.00   **Bond Costs** R27,105.00

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

**Monthly Rates** R1,312

**Stunning family home!**

Step into this beautifully maintained 3 bedroom house that boasts comfort, charm, and style. Ideal for family living, this home offers 3 generously sized bedrooms rooms, all with plenty of natural light and ample storage, a fully fitted kitchen with all the essentials, including under counter oven & hob, ample counter space, making meal prep a breeze, a well-kept and stylish bathroom that's perfect for everyday use, and separate toilet. The open-plan dining room design creates a bright and airy space, ideal for family meals and entertaining guests. A beautifully presented lounge area, perfect for relaxing and unwinding flowing out to the charming veranda to relax and entertain on, a perfect spot for enjoying morning coffee or evening sunsets. The property has drive in access to an extra large lock up garage, staff accommodation...

## Features

Pets Allowed		Yes	
Interior		Exterior	
Bedrooms	3	Garages	1
Bathrooms	1	Carports / Parkings	1
Kitchens	1	Security	Yes
Recep. Rooms	2	Dom. Accom.	1
Furnished	No	Pool	No
		Views	True

### Extras

Above Road Air Conditioning Unit Alarm System Basin Bath Burglar Bars Cooling Fans Curtain Rails Domestic Bathroom Out Buildings Extractor Fan Freestanding Immaculate Condition Metropolitan Near Mini Bus Service Outdoor Beams Oven & Hob Separate Toilet Fibre TV Port Veranda Wood Window