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Contact Montclair

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109 Montclair Road,  
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4004



Web Ref DPR18765



**R1,299,000**

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**Monthly Bond Repayment** R13,187.82

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R37,587.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R1,199

Ideally situated to run a business from

This well maintained 3 bedroom house is ideally situated to run a business from or could easily be converted back to a family home. Features include 3 spacious bedrooms, built in cupboards in the man bedroom, family bathroom, separate toilet, large airconditioned open plan lounge combined dining area, the kitchen has been converted into a reception area with aircon but could easily be converted back, enclosed back verandah area leading out to a full sun deck overlooking the swimming pool and aluminium window frames throughout. The property has drive in access to a double carport and plenty extra parking. The cherry on the top is an outbuilding with 3 rooms that could be rented out or used as extra office space. All this situated on a fully walled property accross the road from the Shoprite in Montclair, ideal to run a business...

## Features

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>	
Bedrooms	3	Carports / Parkings	8	Land Size
Bathrooms	1	Security	Yes	1,032m²
Kitchens	1	Dom. Accom.	1	
Recep. Rooms	2	Pool	Yes	
Furnished	No	Views	False	
<b>Extras</b>				
Air Conditioner Alarm System Bath Basin Below Road Burglar Bars Built in Wardrobes Domestic Bathroom Out Buildings Blinds Carport Freestanding Immaculate Condition Near Mini Bus Service Near Bus Service Secure Parking Separate Toilet Gunitein Ground Totally Fenced Wheelchair Accessible Wooden Floors Conventional Aluminium Window				