



**Wayne Ormshaw**  
083 708 9747  
wayneormshaw@dpg.co.za

Contact Montclair

031 4691987

109 Montclair Road,  
Montclair,  
4004



SOLE MANDATE

Web Ref DPR19678



## R1,650,000

3 1

**Monthly Bond Repayment** R16,751.28

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R52,453.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R973

Ideally situated to run a business from

Calling all business owners who are currently renting, this property is for you, ideally situated for a business premises. Located on a main road in Montclair, within 200 meters from the Montclair Mall. Features include 2 spacious bedrooms currently used as filing/store rooms, the 3rd bedroom has been open up to make the main reception area larger, airconditioned open plan lounge currently used as the main office area, separate dining area with extra cupboard space, open plan kitchen, bathroom, and separate toilet. The entire roof has recently been done with new battens and underlay. Drive in access through automated gates to a single carport in the front and a large double carport at the back, the garage and staff accommodation have been combined into one which could be used as a granny flat. All set on a large 1381 square...

## Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	3			Carports / Parkings	3
Bathrooms	1			Security	Yes
Kitchens	1			Dom. Accom.	1
Recep. Rooms	2			Pool	No
Furnished	No			Views	False
Sizes					
Land Size				1,381m <sup>2</sup>	

### Extras

Air Conditioner Alarm System Basin Bath Blinds Built In Braai Built in Wardrobes Burglar Bars Carport Domestic Bathroom Out Buildings Electric Fencing Electric Gate Fibre Freestanding Immaculate Condition Intercom Near Bus Service Near Mini Bus Service Open Plan Kitchen Outdoor Beams Secure Parking Separate Toilet Tiled Floors Totally Walled Wheelchair Accessible Wendy House Visitors Parking Wooden Floors Aluminium Window Wood Window