



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

Contact Montclair

031 4691987

109 Montclair Road,  
Montclair,  
4004

## 3 Bedroom House For Sale in Montclair



Web Ref DPR20319



**R1,650,000**

3 2 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** R1,470

### Large well loved family home

This immaculate home is perfect for a large family. Features include 3 spacious bedrooms all with built in cupboards, study that could be used as a 4th bedroom, large family lounge flowing out to covered entertainment area, separate dining room, lovely fully fitted kitchen with granite counter tops, under counter oven & hob, full family bathroom with shower & bath, main en suite, and drive in access to a lockup garage and double carport. The cherry on the top is a separate 1 bedroom granny flat with fully fitted open plan kitchen, lounge, separate bedroom and bathroom, ideal to rent out or for the extended family. All this set on a fully walled 2085 square meter pan handle property, boasting a sparkling swimming pool, staff accommodation and a large well maintained garden, just a stones throw from the Montclair Mall.

### Features

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

#### Extras

Air Conditioner Alarm System Bath, Toilet and Basin Below Road Built in Wardrobes Burglar Bars Carpets Carport Cooling Fans Curtain Rails Domestic Bathroom Out Buildings En Suite Extractor Fan Freestanding Granite Tops Granny Flat Guest Toilet Gunitein Ground Immaculate Condition Near Mini Bus Service Oven And Hob Parquet Floors Shower Tiled Floors Totally Walled Washing Machine Connection Conventional Wood Window