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Contact Montclair  
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109 Montclair Road,  
Montclair,  
4004

## 3 Bedroom House For Sale in Montclair

NEW



SOLE MANDATE

Web Ref DPR20429



**R1,450,000**

3 2 1

**Monthly Bond Repayment** R14,720.82

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R44,285.00 **Bond Costs** R28,990.00

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

**Monthly Rates** R1,143

### Spacious family home with lovely views

This beautiful 3 bedroom family home is situated in upper Montclair, features include built in cupboards, airconditioned main bedroom, lovely fully fitted kitchen with under counter oven & hob, granite counter tops, large open plan dining area, spacious lounge flowing out to enclosed verandah overlooking the sparkling swimming pool and beautiful views of Durban, full family bathroom with corner bath, another separate guest toilet and shower. This property has extra accommodation with a teenage pad, consisting of a bathroom, kitchenette and sleeping area, as well as an unfinished 1 bedroom granny flat, you can add your finishing touches to it to complete this perfect picture. Situated on a fully fenced property with drive in access to a lockup garage and plenty parking for extra vehicles.

### Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3	Exterior		Land Size	938m <sup>2</sup>
Bathrooms	2	Garages	1		
Kitchens	1	Carports / Parkings	5		
Recep. Rooms	2	Security	No		
Furnished	No	Pool	Yes		
		Views	True		

#### Extras

Air Conditioner Balcony Bath, Toilet and Basin Below Road Built in Wardrobes Burglar Bars Cooling Fans Curtain Rails Extractor Fan Freestanding Granite Tops Granny Flat Guest Toilet Gunitein Ground Near Mini Bus Service Open Plan Kitchen Oven And Hob Rollup Shower Teenpad Totally Fenced Wooden Floors Aluminium Window Steel