



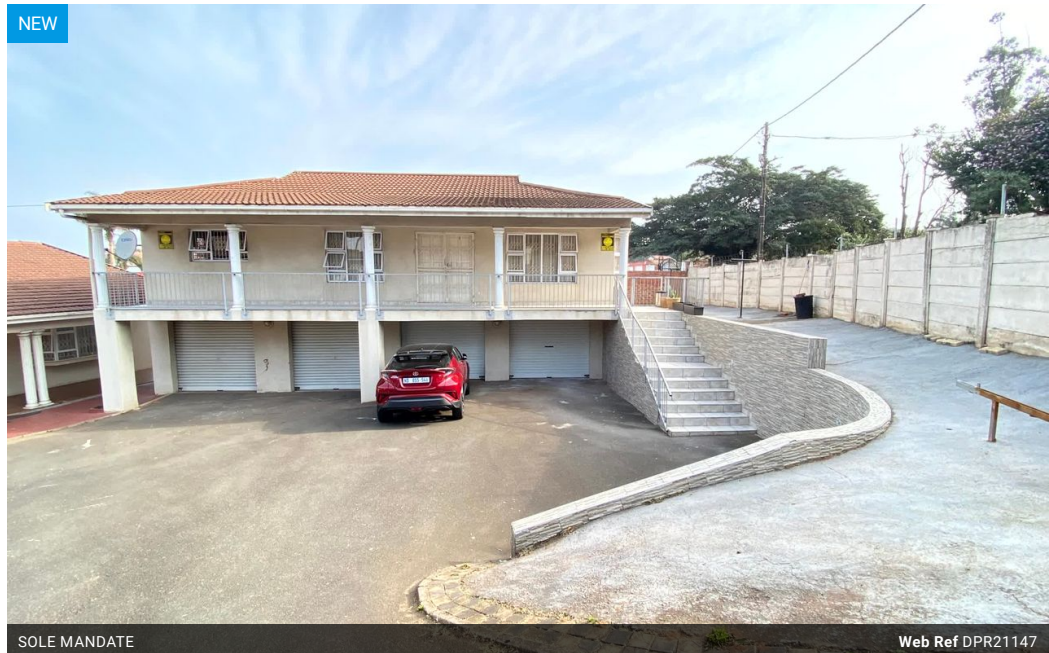
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109 Montclair Road,  
Montclair,  
4004

## 3 Bedroom Simplex For Sale in Montclair

NEW



SOLE MANDATE

Web Ref DPR21147



**R1,350,000**

3 2 2

**Monthly Bond Repayment** R13,478.13

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R39,219.00

**Bond Costs** R27,105.00

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

**Monthly Levy** R1

**Monthly Rates** R1,258

WOW, what a stunning simplex

This stunning 3 bedroom freestanding simplex is move in ready!! Features include extra large fully fitted open plan kitchen, granite counter tops, under counter oven & hob, separate open plan dining area, spacious airconditioned lounge, all three bedrooms with built in cupboards, fully tiled family bathroom, shower en suite, porcelin tiled throughout and PVC window frames. All this set in a fully walled complex of only 3 units, automated gated access, 2 extra large lockup garages as well as a staff accommodation. Situated just a stones throw from the Montclair Mall and on the transport route. This unit is the size of a house with the security of a complex.

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	No
Views	False

#### Sizes

Floor Size	180m <sup>2</sup>
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#### Extras

Air Conditioner Alarm System Bath, Toilet and Basin Built in Wardrobes Burglar Bars Curtain Rails Dishwasher Connection Electric Gate Extractor Fan Blinds Freestanding Granite Tops Immaculate Condition Near Bus Service Near Mini Bus Service Open Plan Kitchen Oven And Hob Rollup Mainen Suite Staff Quarters Domestic Rooms Tiled Floors Totally Walled Washing Machine Connection Modern Open Plan Aluminium Window