



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

Contact Montclair

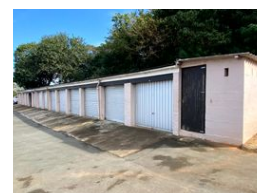
031 4691987

109 Montclair Road,  
Montclair,  
4004



SOLE MANDATE

Web Ref DPR20583



## R720,000

2 1 1

**Monthly Bond Repayment** R7,309.65

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R25,898.00 **Bond Costs** R19,565.00

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

**Monthly Levy** R1,023 **Monthly Rates** R555

### Super Duper Duplex

This well priced 2 bedroom duplex is ready for a new owner. Features include 2 spacious bedrooms both with built in cupboards, open plan fitted kitchen flowing onto separate dining area, large sunken lounge leading out to manageable private garden and awning, family bathroom and separate toilet. Set in a well run fully walled complex with automated gated access to a lockup garage and visitors parking.

### Features

Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	89m²
Bathrooms	1	Security	No	Land Size	17,638m²
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

#### Extras

Awning Basin Bath Built in Wardrobes Burglar Bars Carpets Garden Near Mini Bus Service  
Open Plan Kitchen Separate Toilet Townhouse Conventional Aluminium Window Wood Window