



**Melody Nzama**  
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Contact Montclair  
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109 Montclair Road,  
Montclair,  
4004



Web Ref DPR18174



**R1,380,000**

3 Bedrooms 2 Bathrooms 1 Garage

**Monthly Bond Repayment** R14,010.16

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R40,017.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R837 **Sectional Title Levy** R1,654

"Best of both Worlds"

This is a corner unit Duplex with a beautiful large enclosed covered patio. Tiled throughout. Stunning fully fitted kitchen with elo and granite tops. Three bedrooms - all airconditioned and a good size with 2 bathrooms. Lounge and dining room area. Secure complex with cameras for extra security at the unit. Built in braai area, garage and parking area with the added bonus of staff quarters. Communal swimming pool. Bonus is that 2 small dogs are allowed - no cats though. To view this gem call Melody.

## Features

Pets Allowed		Yes	
Interior			
Bedrooms	3		
Bathrooms	2		
Kitchens	1		
Recep. Rooms	2		
Furnished	No		
Exterior			
Garages	1		
Carports / Parkings	1		
Security	Yes		
Dom. Accom.	1		
Pool	Yes		
Views	False		
Sizes			
Floor Size	112m²		

