



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

Contact Montclair

031 4691987

109 Montclair Road,
Montclair,
4004



SOLE MANDATE

Web Ref DPR20093



R1,395,000

3 2 2

Monthly Bond Repayment R13,927.40

Calculated over 20 years at 10.5% with no deposit.

Transfer Costs R40,569.00 **Bond Costs** R27,105.00

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

Monthly Rates R984

Lovely modern family home

This stylish modern home is just what you have been waiting for. Features include 3 spacious bedrooms, all with built in cupboards, the main bedroom has a walk in closet combined main en suite, family bathroom, separate guest toilet, lovely modern down lit open plan lounge flowing onto a separate dining area and beautifully fitted kitchen with granite counter tops. This home welcomes you through the solid wooden front door with porcelian tiles throughout the home, a lovely covered verandah area out the front to enjoy your sundowners on, drive in access through automated gates to a double lock up garage with automated door, plenty extra parking, carport, laundry, as well as a teenage pad. All this set on fully walled well maintained grounds on the transport route and within walking distance to schools and shops.

Features

Pets Allowed		Yes			
Interior				Sizes	
Bedrooms	3	Garages	2	Land Size	725m²
Bathrooms	2	Carports / Parkings	1		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

Extras

Air Conditioner Backup Water Basin Bath Shower Separate Toilet Built in Wardrobes Burglar Bars Carport Curtain Rails Electric Garage Electric Fencing Freestanding Granite Tops Immaculate Condition Mainen Suite Near Mini Bus Service Open Plan Kitchen Secure Parking Rollup Teenpad Tiled Floors Totally Walled Modern Aluminium Window