

**Wayne Ormshaw**  
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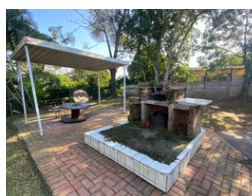
Contact Montclair  
031 4691987

109 Montclair Road,  
Montclair,  
4004



SOLE MANDATE

Web Ref DPR21316



## R1,550,000

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  3
  1

**Monthly Bond Repayment** R15,474.89

Calculated over 20 years at 10.5% with no deposit.

**Transfer Costs** R47,387.00    **Bond Costs** R28,990.00

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

**Monthly Rates** R1,532

Come sing with the birds

This lovely modern 4 bedroom home is looking for a new owner. Features include large open plan lounge flowing onto separate dining area, fully fitted kitchen with under counter oven & hob, granite counter tops, Italian tiles throughout, study area, built in cupboards, family bathroom, separate toilet, large main bedroom with a huge full main en suite as well as an en suite off the 4th bedroom. This property is situated on a large level plot with built in braai and covered entertainment area, drive in access through automated gates to a lockup garage as well as a double carport and plenty extra parking. All this situated in the leafy suburb of Yellowwood Park.

## Features

<b>Pets Allowed</b>		Yes			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	1	Land Size	1,035m²
Bathrooms	3	Carports / Parkings	6		
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Studies	1	Views	False		
Furnished	No				

### Extras

Alarm System Awning Bath, Toilet and Basin Built In Braai Built in Wardrobes Burglar Bars Carport Cooling Fans Curtain Rails Electric Gate Extractor Fan Freestanding Mainen Suite Near Mini Bus Service Oven And Hob Granite Tops Separate Toilet En Suite Totally Walled Tiled Floors Visitors Parking Aluminium Window Wood Window Washing Machine Connection