

## 2 Bedroom Apartment For Sale in Montana

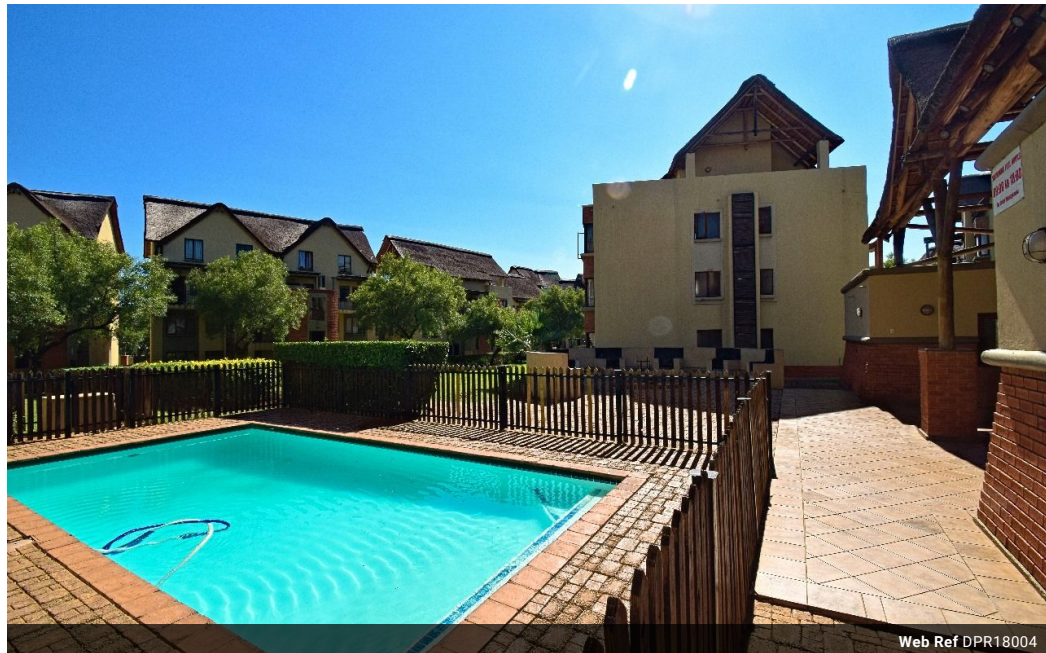


**Barbara Lourens**  
082 8877 259  
barbaral@dpg.co.za

Contact Pretoria Moot

012 3323677

1170 Moulton Ave  
Waverley  
Pretoria  
0186



Web Ref DPR18004



# R780,000

2 2

**Monthly Bond Repayment** R7,918.79

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** R1,950 **Monthly Rates** R350

### Investment Property of Note

Immaculate 2 Bedroom Apartment

This property offers an excellent opportunity for first-time investors looking to enter the market. Located on the ground floor, the apartment spans 77 square meters and features two bedrooms and two bathrooms (main en-suite and a guest bathroom), making it ideal for small families or professionals.

Additionally, residents can enjoy the communal pool and braai area, adding lifestyle appeal to the property. With its blend of practicality and leisure amenities, this apartment is a solid investment option, promising consistent demand and potential for growth in value.

### Features

#### Interior

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

#### Exterior

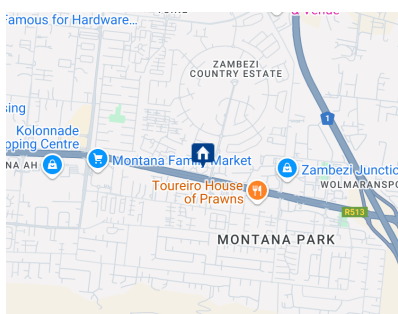
Carports / Parkings	1
Security	No
Pool	No
Views	False

#### Sizes

Floor Size	77m <sup>2</sup>
------------	------------------

#### Extras

Fibre Communal Braai Area 24 Hour Access



<https://www.dpgprop.co.za>