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109 Montclair Road,  
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4004



SOLE MANDATE

Web Ref DPR18098



**R980,000**

3 1

**Monthly Bond Repayment** R10,115.45  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R30,412.00 **Bond Costs** R23,335.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,807 **Monthly Rates** R645

**Large ground floor flat**

Looking for a lovely size property with the security of a complex, look no further this one is for you. This ground floor flat features a spacious open plan dining area flowing onto a large airy lounge leading out to your own dead level garden, 3 spacious bedrooms all with built in cupboards, fully fitted kitchen with granite counter tops, under counter oven and hob, lovely tiled family bathroom with shower and separate toilet. Entry to the complex is through automated gates to a parking bay as well as plenty extra parking by the unit. There is a large parklike garden for the complex which has direct access to the Montclair Mall, making your shopping a breeze. Situated on the public transport route and close to schools.

**Features**

Interior		Exterior		Sizes	
Bedrooms	3	Carports / Parkings	1	Floor Size	95m <sup>2</sup>
Bathrooms	1	Security	No		
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	False		
Furnished	No				

**Extras**

Built in Wardrobes Cooling Fans Curtain Rails Electric Gate Extractor Fan Garden Flat Granite Tops Ground Floor Near Mini Bus Service Near Bus Service Near Train Service Secure Parking Separate Toilet Shower, Toilet and Basin Tiled Floors Parquet Floors Under Counter Oven Hob Visitors Parking Aluminium Window Wheelchair Accessible Level Road Washing Machine Connection