



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

Contact Montclair
 031 4691987

109 Montclair Road,
 Montclair,
 4004



Web Ref DPR16566



R1,100,000

3 Bedrooms, 2 Bathrooms, 1 Garage

Monthly Bond Repayment R11,354.07
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R32,749.00 **Bond Costs** R25,220.00

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

Monthly Levy R1,280 **Monthly Rates** R830

Well Priced Super Duper Duplex

This lovely large corner duplex is just what you have been waiting for. Features include 3 spacious bedrooms all with built in cupboards, 2 with aircons, large open plan Italian tiled lounge combined dining area leading out to private garden, braai area with lapa, and built in jacuzzi flowing into manageable size pool. The large fully fitted kitchen boasts an under counter oven & hob, breakfast nook, there is a guest toilet downstairs, lovely tiled family bathroom upstairs, plus a shower main en suite, a loft space you could use as an office, enclosed courtyard, lockup garage and parking bay. All this situated in a well run complex next door to the Montclair Mall with a park area inside the complex for the childred to play safely.

Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	1	Floor Size	114m ²
Bathrooms	2	Carports / Parkings	1	Land Size	4,237m ²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	False		
Furnished	No				