



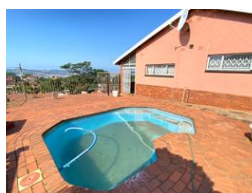
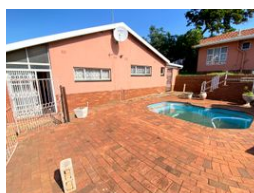
**Wayne Ormshaw**  
083 708 9747  
wayneormshaw@dpg.co.za

Contact Montclair  
031 4691987

109 Montclair Road,  
Montclair,  
4004



Web Ref DPR16567



**R1,390,000**

4 2 1

**Monthly Bond Repayment** R14,347.42  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R40,317.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R1,075

**Well priced family home**

Welcome to your new sanctuary! Nestled in a serene neighborhood, this well designed 4-bedroom house offers the perfect blend of form and comfort. Features include built in cupboards, spacious lounge, separate dining area, modern Kitchen, a chef's dream with sleek granite countertops, ample storage, perfect for creating culinary delights, family bathroom, main en suite, and enclosed verandah with lovely views of Durban that could be used and an entertainment area. The property has aluminium windows frames, a lock up garage with automated door, a perfectly sized swimming pool for those hot summer days, and the cherry on the top is a self contained one bedroom granny flat.

All this situated in the heart of the friendly community of Montclair, with convenience at your doorstep. Just minutes away from schools, parks, shopping...

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	4	Garages	1
Bathrooms	2	Carports / Parkings	1
Kitchens	1	Security	Yes
Recep. Rooms	2	Pool	Yes
Furnished	No	Views	False
<b>Extras</b>			
Above Road Fenced Pool Granny Flat Built in Wardrobes			
		Land Size	945m <sup>2</sup>