

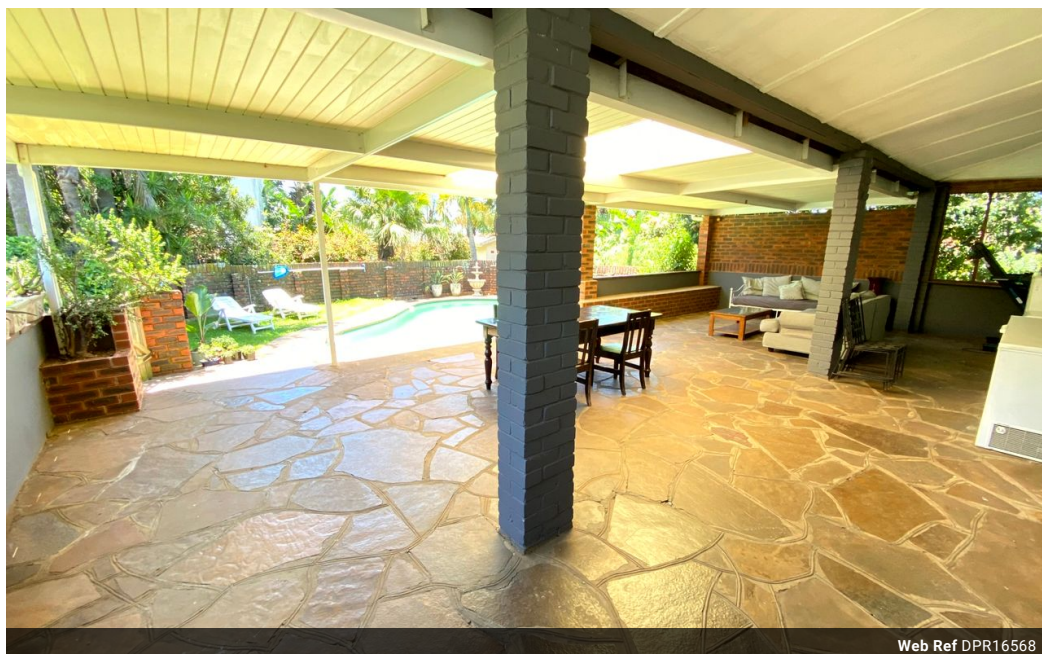


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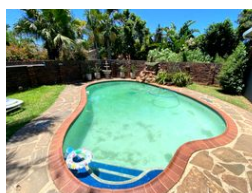
Contact Montclair

031 4691987

109 Montclair Road,  
Montclair,  
4004



Web Ref DPR16568



**R2,050,000**

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**Monthly Bond Repayment** R21,159.86  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R80,947.00 **Bond Costs** R34,625.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,383

Investment opportunity!!

This entire property has a minimum potential rental income of R30 000-00 a month!! You could rent the entire property out or live in one and rent the others out.

If it is accommodation you require then this stunning property is just for you! This large 2200 square meter property boasts 3 separate dwellings, the main house consists of 3 extra large airconditioned bedrooms all with built in cupboards, Italian tiles throughout, huge fully fitted kitchen with centre island and pantry cupboard, granite counter tops, under counter oven & hob, scullery, family bathroom, separate guest toilet and shower, 2 main en suite bathrooms, spacious lounge combined dining area flowing out to extra large covered entertainment area and sparkling swimming pool for these hot summer days. The first granny flat consists of 2 spacious bedrooms, both...

**Features**

<b>Pets Allowed</b>	Yes		
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>
Bedrooms	6	Garages	1
Bathrooms	5	Carports / Parkings	12
Kitchens	1	Security	Yes
Recep. Rooms	2	Dom. Accom.	1
Studies	1	Pool	Yes
Furnished	No	Views	False
			Land Size
			2,200m <sup>2</sup>