



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

Contact Montclair  
031 4691987

109 Montclair Road,  
Montclair,  
4004



SOLE MANDATE

Web Ref DPR16621



**R1,690,000**

🛏️ 3   🚿 2   🏠 2

**Monthly Bond Repayment** R17,443.98  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R54,439.00   **Bond Costs** R30,875.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,516

Come sing with the birds

This beautiful loved home is looking for a new family. Features include 3 large bedrooms all with built in cupboards, airconditioned main bedroom, large family lounge flowing onto a fully fitted pub area, leading to separate dining area, large fully fitted kitchen boasting a breakfast nook, eye level oven and hob, laundry, full family bathroom with shower and bath, main en suite and drive in access through automated gates to a double lock up garage. You could bring gran along too or earn extra income from the spacious self contained one bedroom granny flat, consisting of an open plan fully fitted kitchen with granite counter tops, under counter oven, gas hob, scullery area, open plan lounge, separate bedroom with built in cupboards and main en suite bathroom. For those hot summer days is a large well maintained sparkling...

**Features**

<b>Pets Allowed</b>	Yes			
<b>Interior</b>		<b>Exterior</b>	<b>Sizes</b>	
Bedrooms	3	Garages	2	Land Size
Bathrooms	2	Carports / Parkings	6	1,214m <sup>2</sup>
Kitchens	1	Security	Yes	
Recep. Rooms	2	Dom. Accom.	1	
Furnished	No	Pool	Yes	
		Views	False	

**Extras**

Above Road Air Conditioning Unit Alarm System Awning Basin Bath Shower Separate Toilet  
Blinds Breakfast Nook Built In Bar Built In Braai Built in Wardrobes Burglar Bars Carpets  
Cooling Fans Electric Gate Extractor Fan Eye Level Oven En Suite Fenced Pool Freestanding  
Granny Flat Gunitein Ground Near Mini Bus Service TV Port Totally Walled Wood Window