

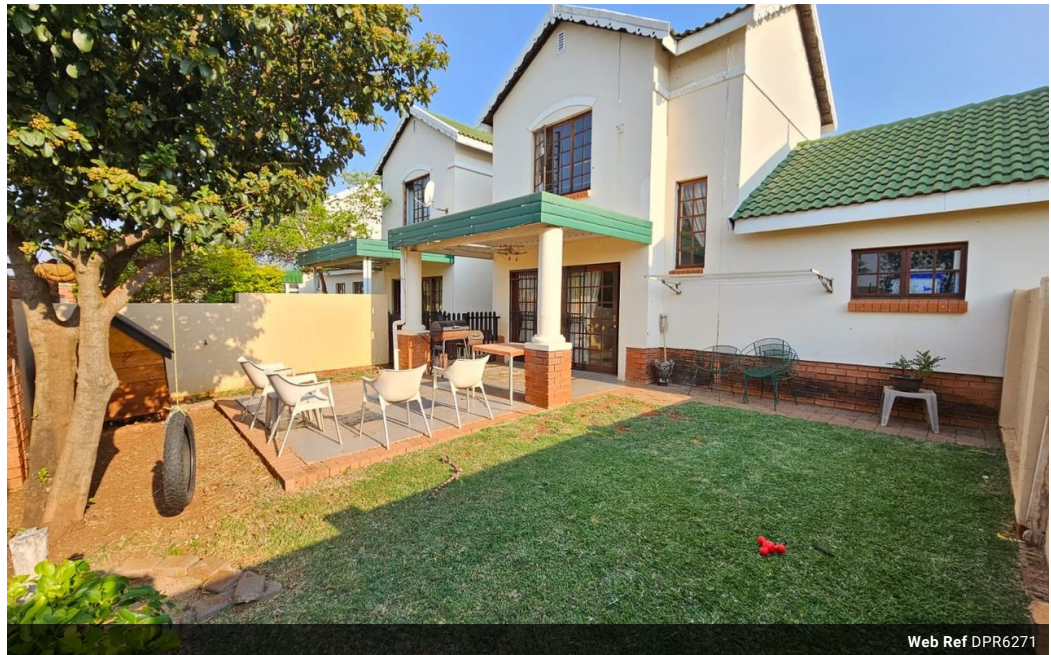


**Given Madzivhandila**  
Candidate Property Practitioner  
Registered with PPRA (FFC 120 584 6)  
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Contact Pretoria Infinity [Montana]

614 500205

133 Bessiebos Avenue  
Wonderboom  
0182



Web Ref DPR6271



**R899,000**

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**Monthly Bond Repayment** R9,279.37  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R28,244.00    **Bond Costs** R21,450.00

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

**Monthly Levy** R1,857    **Monthly Rates** R537

**2 BEDROOM DUPLEX FOR SALE IN MONTANA TUINE!!!**

located in a beautiful complex near bus routes, schools, parks, and other amenities, this captivating home features a welcoming open plan family/tv room, dining room, guest bathroom, and a lovely kitchen. The kitchen offers plenty of cupboard and countertop space, with granite tops, a pantry cupboard for extra storage, new oven & gas hob, and a breakfast nook.

The living room opens to a covered patio overlooking a neat garden well-suited for small pets. Upstairs provides 2 sizable bedrooms, both with its own en-suite bathrooms and built-in cupboards. The parking gives a single garage with a garage door motor, a covered carport, and a visitors parking space.

Extra's:

- Water included in levies
- New oven & gas hob
- Extended patio
- Cooling fan in master bedroom

Erf size is an estimate.

**Features**

Interior		Exterior		Sizes	
Bedrooms	2	Garages	1	Floor Size	107m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	2	Land Size	230m <sup>2</sup>
Kitchens	1	Security	No		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		