

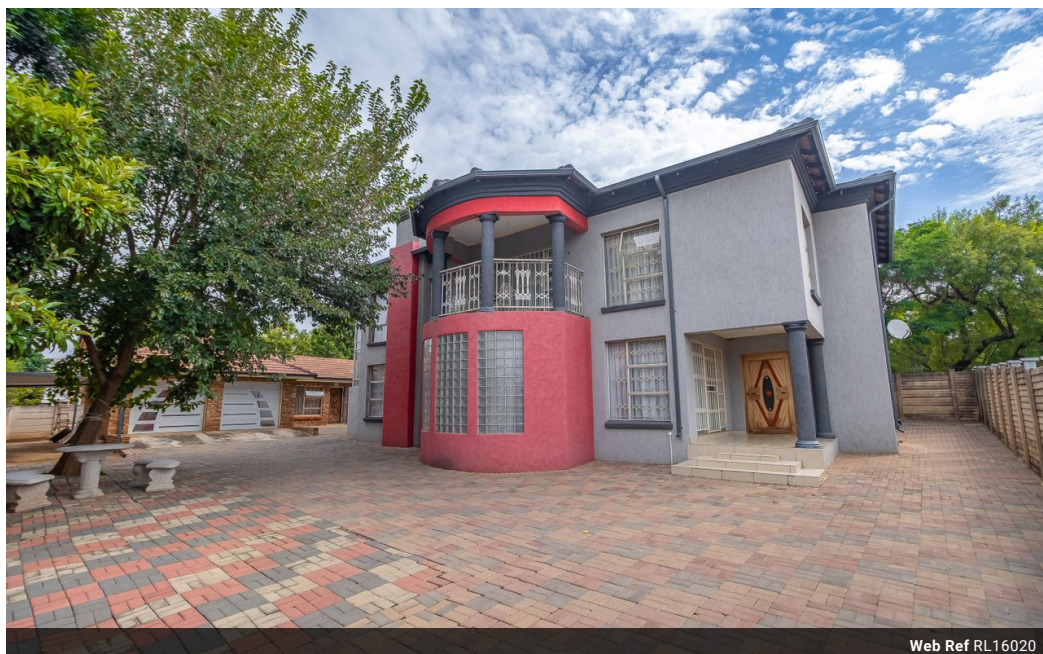


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Web Ref RL16020



**R3,490,000**

5 4 2

**Monthly Bond Repayment** R35,431.49

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R220,614.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R530 **Monthly Rates** R1,705

## Spacious Double-Story Family Home for Sale in Montana Gardens Estate

Discover this stunning and well-maintained double-story home, built in 2013, nestled in the secure and sought-after Montana Gardens Estate. Offering space, comfort and convenience, this home is perfect for a growing family or a professional looking for a low-maintenance "lock-up-and-go" lifestyle.

**Ground Floor Features:**

**Welcoming Entrance:** Enter through a large, heavy wooden front door into the dining area, which features a MegaStar fireplace—perfect for warm, cozy dinners during winter. A second dining space near the kitchen.

**Elegant Living Room:** Includes a charming bay window and TV connection.

**Guest Bedroom:** A private spare bedroom with built-in cupboards and a full en-suite bathroom (bath with hand shower).

**Fully Fitted Kitchen:**

Center island breakfast nook

Black granite countertops

Electric stove with hob and double...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	5	Garages	2	Floor Size	500m²
Bathrooms	4	Carports / Parkings	2	Land Size	867m²
Kitchens	1	Security	Yes		
Recep. Rooms	4	Dom. Accom.	1		
Furnished	No	Pool	No		
		Views	False		