



**Thandi Kgatshe**  
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Contact Mandated Property Group

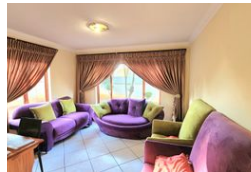
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Thornhill Office Park, Building 10  
84 Bekker Rd, Vorna Valley  
Midrand, Gauteng, 1686

## 3 Bedroom House For Sale in Montana



Web Ref RL10018



R2,799,000

3 3 2

**Monthly Bond Repayment** R28,416.26

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R141,807.00 **Bond Costs** R40,300.00

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

**Monthly Levy** R1,800 **Monthly Rates** R1,642

### Modern 3-Bedroom Home with Flatlet in Secure Estate

This spacious double-storey family home offers comfortable living in a secure estate, just 2km from Kolonnade Retail Park and Kolonnade Shopping Centre.

Downstairs features include a double-door garage, private lounge, guest toilet, and a spacious open-plan living and dining area. The modern kitchen and separate scullery are fitted with stylish finishes and offer ample cupboard space.

Upstairs, you'll find two large bedrooms sharing a full bathroom, a cosy pyjama lounge, and a well-sized main bedroom with a walk-in closet, full en-suite bathroom, and private balcony.

Outdoor living is a highlight, with a covered patio, built-in braai, swimming pool, and a spacious garden – ideal for entertaining. The property also includes a flatlet with its own bedroom and living area, perfect for extended family or rental use.

Property...

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Pool	Yes
Views	True

#### Sizes

Land Size	518m²
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