



**Amanda Coetzee**  
0727200556  
amanda@koelet.co.za

Contact Pretoria  
**082 326 1932**

555 Jennings Street  
Dasport  
Pretoria  
0082



Web Ref RL8889



### R1,498,000

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**Monthly Bond Repayment** R15,462.18  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R45,725.00   **Bond Costs** R28,990.00

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

**Monthly Levy** R3,308   **Monthly Rates** R1,250

### Modern 3-bedroom, double-storey in Gated Estate

A very modern, high-end duplex for sale in Montana. This property is located in a small, quiet gated complex that provides an immediate sense of home. A walk-in on a huge open-plan dining area that leads to an open-plan living area and kitchen with downlighters, as well as a terrace with a wonderful built-in braai for the entertainer. The kitchen includes a separate, out-of-sight scullery for laundry and dishes, a large pantry, and direct access to the enclosed garage. The bottom floor guest toilet is clean and well-maintained.

On the first level is a lovely master bedroom with a tiny balcony and a full en-suite bathroom. The first level also includes two bedrooms and a second bathroom with a shower and linen cupboards.

Beautiful, sustainable garden with water feature and cobblestones. Relax in the stunning communal swimming...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	176m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	1	Land Size	200m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Furnished	No	Views	False		

