

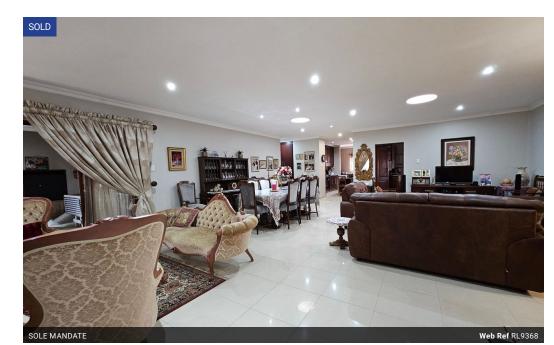


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R2,500,000







Monthly Bond Repayment R25,804.71

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,720.00 **Bond Costs** R38,415.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1,540 Monthly Rates R1,170

## Exquisite Family Sanctuary in Montana

Step into a world of luxury with this stunning 3-bedroom family home, designed for those who appreciate style, space, and sophistication.

As soon as you enter the elegant foyer, you'll feel the warmth and opulence that define this home. The spacious, open living areas flow seamlessly, creating an atmosphere perfect for family gatherings and entertaining. The enclosed entertainment area, complete with a built-in braai, extends into a lush, private garden—a haven of relaxation and charm.

The kitchen is a masterpiece in itself, featuring elegant finishes and an effortless layout with a separate scullery to keep everything pristine. A dedicated study provides privacy and direct access to the garage, ideal for a home office. For added convenience, there's a separate staff room with a toilet and shower, a spacious double automated...

## Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	266m²
Bathrooms	2	Carports / Parkings	4	Land Size	500m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	0.5		
Studies	1	Pool	No		
Furnished	No	Views	False		

**Extras** 

Air Conditioner Fibre