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## 6 Bedroom House For Sale in Montana



Web Ref RL24883



**R4,795,000**

6 3.5 2

**Monthly Bond Repayment** R49,493.43

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R377,627.00 **Bond Costs** R59,150.00

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

**Monthly Levy** R350 **Monthly Rates** R2,300

### Magnificent Home on Expansive Erf in Gated Community

Nestled on 5,000m<sup>2</sup> of meticulously landscaped gardens, this exceptional property consists of three separate buildings: the main house, an entertainment area, and an office/flatlet.

#### The Main House

Upon entering the main house, you are immediately greeted with a sense of tranquility, as though you've stepped into a holiday retreat. The spacious, open-plan dining and kitchen area features elegant granite countertops and a stunning wooden breakfast nook, a gas stove and oven, extractor fan, and a separate scullery with ample space for a double-door fridge.

A separate living room overlooks a serene water feature, providing the perfect setting for cozy family movie nights.

The main bedroom is a true sanctuary, offering a full en-suite bathroom with a corner bath, shower, stunning basin, and toilet.

Three additional rooms (one...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	6
Bathrooms	3.5
Kitchens	1
Recep. Rooms	6
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	6
Security	Yes
Dom. Accom.	2
Pool	Yes
Views	False

#### Sizes

Floor Size	966m <sup>2</sup>
Land Size	5,000m <sup>2</sup>

