

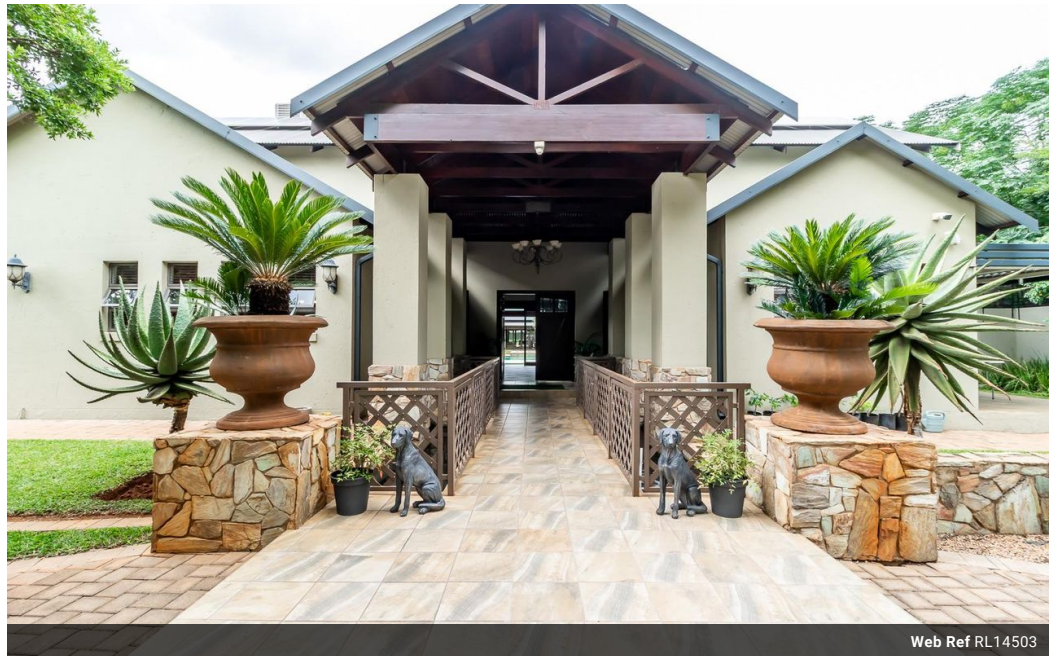


**Kobus Eloff - Zambezi Country Estate & Montana Park**  
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5 Portofino,  
753 Old Farm Road,  
Faerie Glen  
Pretoria



Web Ref RL14503



**R8,800,000**

 4  4  6

**Monthly Bond Repayment** R90,832.58  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R843,214.00 **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,700 **Monthly Rates** R33

### Beautiful smallholding in Montana Park

Breathtaking 4-Bedroom Smallholding in Secure Estate - Montana

This exquisite property, set on a 4,197sqm smallholding, offers the perfect blend of luxury, modern convenience, and tranquility. Nestled in a secure estate, it provides a peaceful retreat while being conveniently close to main roads, schools, hospitals, shopping malls, and public transport.

Property Features:

- 4 Spacious Bedrooms, all en-suite with built-in cupboards
- 2 Bedrooms feature outdoor showers, allowing you to connect with nature
- Open-plan dining and family room with a cozy fireplace for gatherings
- Modern chef's kitchen with ample workspace, granite countertops, breakfast nook, gas stove, pantry, laundry room, and scullery
- Lounge and gym room/pajama lounge for added comfort

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	6
Carports / Parkings	6
Security	Yes
Pool	Yes

#### Sizes

Floor Size	812m <sup>2</sup>
Land Size	4,197m <sup>2</sup>

