



**Steven McLaren**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 114 128 9)  
083 2338888  
steven@platinum.co.za

Contact Platinum Office

011 8058888

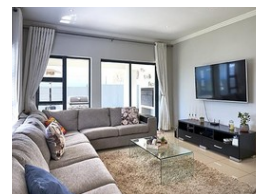
91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

3 Bedroom Cluster Sold in Barbeque Downs



SOLE MANDATE

Web Ref RL832



R3,199,000

3 2.5 2

**Monthly Bond Repayment** R33,019.71

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R184,269.00 **Bond Costs** R44,070.00

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

**Monthly Levy** R1,620 **Monthly Rates** R1,285

## 3 Bedroom cluster with study and staff room - Woodlands Estate

This spectacular home is located in Woodlands Estate in Barbeque Downs. This home was built using only high end finishes and has a modern flair. The property offers the following features :

- 3 spacious upstairs bedrooms all of which are fitted with laminate wooden flooring and built in cupboards. The main bedroom offers a built in air conditioner, while the 1st & 2nd bedrooms offer a common balcony.
- 2 stunning full bathrooms as well as a downstairs guest loo. The bathrooms have been finished with high end modern finishes.
- A well sized study is located downstairs. The study offers versatility to be used as a downstairs guest room or private lounge.
- The home offers ample living area consisting of an open plan TV lounge with views of the garden as well as an upstairs pajama lounge.
- An airy open plan...

## Features

**Pets Allowed** Yes

### Interior

|              |     |
|--------------|-----|
| Bedrooms     | 3   |
| Bathrooms    | 2.5 |
| Kitchens     | 1   |
| Recep. Rooms | 3   |
| Studies      | 1   |

### Exterior

|             |     |
|-------------|-----|
| Garages     | 2   |
| Security    | Yes |
| Dom. Accom. | 1   |
| Pool        | No  |
| Views       | No  |

### Sizes

|            |                   |
|------------|-------------------|
| Floor Size | 269m <sup>2</sup> |
| Land Size  | 515m <sup>2</sup> |

### Extras

- The property has offers additional features such as fitted blinds, American styled shutters, clear view burglar proofing, fiber network connection.



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