

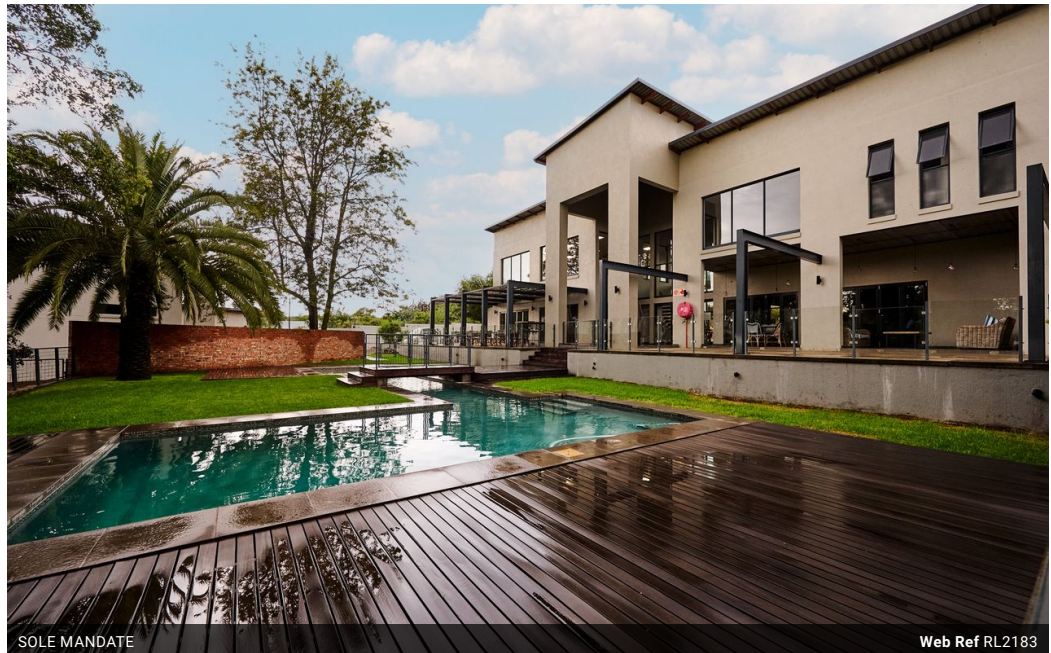


**Mark Mamet**  
 Candidate Property Practitioner  
 Registered with PPRA (FFC 120 322 8)  
 083 6548888  
 mark@platinum.co.za

Contact Platinum Office

011 8058888

91 Carlswald Estate  
 Walton Road  
 Carlswald  
 Midrand  
 1684



SOLE MANDATE

Web Ref RL2183



**R2,999,000**

**Monthly Bond Repayment** R30,955.33  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R160,101.00    **Bond Costs** R42,185.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,500    **Monthly Rates** R1,988

4    3.5    2

## Exceptionally Neat 4 bedroom home for sale on the green belt - The Hutton

This centrally located beautiful modern contemporary home located on the green belt in The Hutton offers a great balance between living space and entertainment area. The home offers :

- 4 lovely bedrooms. Each bedroom is fitted with laminate flooring and ample built-in cupboards. All bedrooms are located upstairs.
- 3.5 modern bathrooms located upstairs. 2 of which are ensuite from the main bedroom and 4th/guest bedroom. The guest bathroom is located downstairs.
- A lovely central lounge which offers ample space for a large lounge suite and coffee table.
- The central open plan dining area offers ample space for a 6-8 seat dining table and opens up from the kitchen, central lounge and patio.
- A stunning modern kitchen finished with veneer cupboards and granite counter-tops, a four-plate gas stove and oven. A separate...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	4
Bathrooms	3.5
Kitchens	1
Recep. Rooms	2
Furnished	No

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

### Sizes

Floor Size	247m <sup>2</sup>
Land Size	300m <sup>2</sup>

