



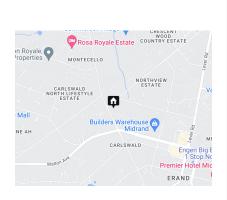
Steven McLaren Non-Principal Property Practitioner Registered with PPRA (FFC 114 128 9)

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91 Carlswald Estate Walton Road Carlswald Midrand 1684













R1,998,000







Monthly Bond Repayment R20,284.27

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R75,086.00 **Bond Costs** R32,760.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R1,900 Monthly Rates R1,020

3 bedroom full title cluster with swimming pool & back-up power supply - Sumatra, Erand Gardens

This Balinese inspired home is located in a full title cluster called Sumatra. The home is equipped with a full back-up power supply (inverter, battery & solar panels) which eliminates load shedding. This quaint home is well suited for young families seeking a secure & low maintenance property. The home offers the following features:

- 3 well sized bedrooms, all of which are fitted with laminated wooden flooring and built in cupboards.
- 2 neat full bathrooms as well as a downstairs guest loo. The master bedroom provides and en-suite bathroom.
- A sunlit TV/family lounge provides space for a 3 piece lounge suite.
- An open plan dining area is positioned off of the kitchen and provides space for an 8 seat dining table.
- The kitchen is finished with granite counter tops and provides a serving hatch to the dining area....

Features

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	168m²
Bathrooms	2.5	Security	Yes	Land Size	301m ²
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				

Extras

Balinese Wood Window Electric Garage Double Storey Granite Tops Tiled Floors Splash Pool Patio Garden North Security Complex Laminated Floors