



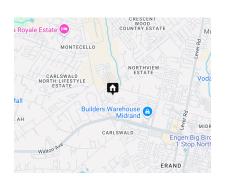
Steven McLaren Non-Principal Property Practitioner Registered with PPRA (FFC 114 128 9)

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### Contact Platinum Office

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91 Carlswald Estate Walton Road Carlswald Midrand 1684













R2,099,000







Monthly Bond Repayment R21,665.63

Calculated over 20 years at 11% with no deposit.

Transfer Costs R83,887.00 Bond Costs R34,625.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,310 Monthly Levy R2,035

# 3 bedroom full title cluster - Sumatra, Erand Gardens, Midrand

This neat single level home is located in a full-title security cluster, Sumatra. The location allows easy access to all surrounding amenities & major routes. The home is well suited for a young family or couple seeking to down size.

The home boasts the following key features:

- 3 well sized bedrooms, all of which are fitted with carpeted flooring and built-in cupboards.
- 2 full bathrooms featuring a tub & shower in both. The main bathroom is en-suite, while the family bathroom has been renovated with modern fittings.
- The home provides ample living space, consisting of :
- \* An open plan family/TV lounge;
- \* A separate formal lounge with laminated wooden flooring.
- The formal dining area is located off of the kitchen and allows for an 8-10 seat dining arrangement.
- The kitchen is neatly finished with maple coloured.

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	207m²
Bathrooms	2	Carports / Parkings	2	Land Size	365m²
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	No		
Furnished	No	Views	False		

Single Storey Security Estate Electric Garage Garden