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91 Carlswald Estate  
 Walton Road  
 Carlswald  
 Midrand  
 1684



Web Ref RL2169

**R2,099,000**

3 Bedrooms 2 Bathrooms 2 Carports

**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 Levy** R2,035 **Monthly Rates** R1,310

### 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			
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	207m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	365m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	No		
Furnished	No	Views	False		

**Extras**  
 Single Storey Security Estate Electric Garage Garden

