

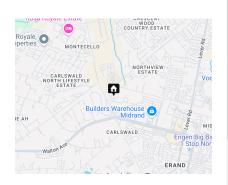


Julie Mcdonald 083 326 6544 julie@platinum.co.za

Contact Platinum Office

## 011 8058888

91 Carlswald Estate Walton Road Carlswald Midrand 1684













R2,350,000







Monthly Bond Repayment R23,857.88 Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R101,552.00 Bond Costs R36,530.00

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

Monthly Levy R2,000 Monthly Rates R1,500

## 3 Bedroom full title cluster with study & back-up power solution - Sumatra, Midrand

Discover the perfect blend of style, comfort, and convenience in this stunning single-level home nestled within the sought-after Sumatra complex in Midrand. Sumatra is a full-title security cluster consisting of only 91 homes, offering a tranquil living environment. 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 laminated wooden flooring and built-in cupboards. The main & 2nd bedrooms both offer built-in air-conditioners.
- 2 full bathrooms featuring a tub & shower in each. 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 with built-in air-conditioner;
- \* A separate TV...

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	205m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	350m²
Kitchens	1	Security	Yes		
Recep. Rooms	3	Pool	No		
Studies	1	Views	False		
Furnished	No				

## Extras

Security Complex Single Storey Patio Garden Electric Garage Aluminium Window Air Conditioner