



**Steven McLaren**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 114 128 9)  
 083 2338888  
 steven@platinum.co.za

Contact Platinum Office

011 8058888

91 Carlswald Estate  
 Walton Road  
 Carlswald  
 Midrand  
 1684

FEATURED



SOLE MANDATE

Web Ref RL2206



**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 Levy** R1,985    **Monthly Rates** R1,500

3    2.5    2

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

This Balinese inspired home is located in a full title cluster called Sumatra. 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 located upstairs and are fitted with carpeted flooring and built in cupboards.
- 2 bathrooms as well as a downstairs guest loo. The family bathroom offers a bathtub, while the main en-suite is equipped with a bathtub & shower.
- An open plan sunlit TV/family lounge boasts a clad feature wall and provides space for a 3 piece lounge suite.
- The open plan dining area is positioned off of the kitchen and provides space for a 6 seat dining table. A wood burning fireplace creates ambience on winter evenings.
- The kitchen is finished with Mahogany cabinetry & granite...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
 Bathrooms 2.5  
 Kitchens 1  
 Recep. Rooms 2  
 Furnished No

#### Exterior

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

#### Sizes

Floor Size 175m<sup>2</sup>  
 Land Size 282m<sup>2</sup>

#### Extras

Electric Garage Secure Parking Garden North Wood Window Splash Pool Fireplace Pantry

