



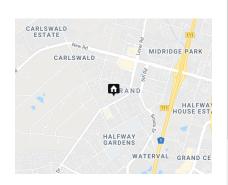
Steven McLaren Non-Principal Property Practitioner Registered with PPRA (FFC 114 128 9)

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### Contact Platinum Office

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91 Carlswald Estate Walton Road Carlswald Midrand 1684













R2,399,000







Monthly Bond Repayment R24,762.20 Calculated over 20 years at 11% with no deposit.

Transfer Costs R105,472.00 Bond Costs R36,530.00

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

Monthly Levy R960 Monthly Rates R1,150

# 4 bedroom home with separate study - Hillcrest Estate, Halfway Gardens, Midrand

This neat home is located in a full-title cluster complex in the heart of Halfway Gardens, Hillcrest Estate. Hillcrest Estate offers 24 hour security and a peaceful environment for families of all ages. The home is exceptionally neat and offers the following features .

- 4 well sized bedrooms, all of which are fitted with laminate wooden flooring and built in cupboards. The main bedroom offers a built in air-conditioner.
- 3 neat bathrooms. The 1st guest bathroom is fitted with a tub, the 2nd guest bathroom offers a shower, while the main en-suite bathroom is fitted with both tub & shower.
- The separate study has been partitioned with dry-walling to create a study & prayer room. \* Note This room was previously used as a 5th bedroom and can easily be converted back into a bedroom if required.
- A large open plan...

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	251m²
Bathrooms	3	Security	Yes	Land Size	504m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Studies	1				
Furnished	No				

#### Extras

- Property is wired to allow for an inverter to be installed - Built-in Wardrobes - Pets Allowed - Private Garden - Private Pool - Security - Study