



**Mark Mamet**

Candidate Property  
Practitioner  
Registered with PPRA  
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Contact Platinum Office

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91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



Web Ref RL2171



**R1,250,000**

2 2 1

**Monthly Bond Repayment** R12,902.35

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R36,117.00 **Bond Costs** R27,105.00

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

**Monthly Rates** R825 **Sectional Title Levy** R2,181

### EXCEPTIONAL 2 BEDROOM SIMPLEX FOR SALE

This wonderful home is located in a sought after complex. The complex is Midrand Gardens and is centrally located in Halfway Gardens, Midrand. It's architecture reflects face brick & and easy maintenance. The property offers the following features:

- 2 spacious bedrooms, all of which are fitted with built in cupboard and wooden floors.
- 2 neat bathrooms, the family bathroom offers a shower and main a bathtub with a shower over the tub.
- The tiled open plan lounge offers great living space.
- The open plan tiled dining area is positioned off the lounge and kitchen area.
- The neatly finished kitchen offers granite stone tops, ample counter top space as well as space for 1 under counter appliances.
- The property offers a single garage. The property offers additional guest parking for 2 additional vehicle.
- The unit...

### Features

**Pets Allowed** Yes

#### Interior

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

#### Exterior

Garages 1  
Carports / Parkings 2  
Security Yes  
Pool No  
Views True

#### Sizes

Floor Size 93m<sup>2</sup>

