



**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

SOLD



SOLE MANDATE

Web Ref RL1940



**R3,299,000**

3 2.5 2

**Monthly Bond Repayment** R34,051.90

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R197,437.00 **Bond Costs** R45,955.00

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

**Monthly Levy** R2,960 **Monthly Rates** R2,220

### 3 Bedroom home with staff accommodation - Kyalami Estate, Kyalami, Midrand

This neat home is located on a quiet crescent in Kyalami Estate. The home provides the following features :

- 3 well-sized bedrooms, all of which are located upstairs and are fitted with carpeted floors & built-in cupboards. The main bedroom offers a walk-in dresser which allows for a dressing table or a possible study nook.
- 2 neat bathrooms as well as a guest loo. The family bathroom provides a tub with over-tub shower, while the main en-suite offers both a tub & shower.
- A family/TV lounge is located off of the entrance hall and is fitted with a wood burning fire place.
- An open plan dining area is positioned off of the kitchen. This area offers versatility to be used as a secondary lounge.
- The kitchen is finished with granite counter tops & maple coloured cabinetry. The kitchen offers a separate scullery...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	3
Bathrooms	2.5
Kitchens	1
Recep. Rooms	2
Studies	0.5
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

#### Sizes

Floor Size	270m <sup>2</sup>
Land Size	519m <sup>2</sup>

#### Extras

Security Estate Driveway Paveway Electric Garage Double Storey Garden Irrigation System  
Splash Pool Wood Window Tiled Floors Carpets Patio Fireplace Fireplace Entrance Hall  
Balcony Tuscan Staff Quarters Domestic Rooms