



**Steven McLaren**  
Non-Principal Property  
Practitioner  
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Contact Platinum Office

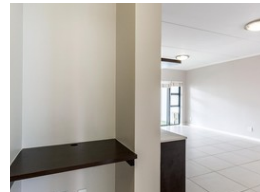
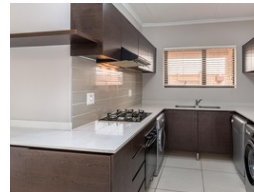
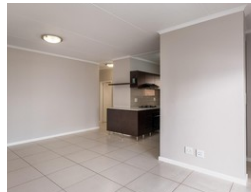
011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



SOLE MANDATE

Web Ref RL978



**R1,275,000**

3 2

**Monthly Bond Repayment** R12,944.17

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R36,867.00 **Bond Costs** R27,105.00

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

**Monthly Levy** R1,500 **Monthly Rates** R500

### Investors Dream 3 Bedroom Apartment For Sale in Kyalami Hills

This investors dream which is an immaculate unit is a first-floor apartment located in Kyalami Hills Complex. Kyalami Hills complex is a Balwin development situated just off of Allandale Road within the vicinity of Waterfall Estate making it easily accessible from all major routes. Balwin is a renowned developer with major developments throughout South Africa. The complex offers state of the art living with modern top quality finishes, fibre to all units and access to a lifestyle centre complete with a fully fitted gym and swimming pool. The apartment offers:

- 3 Spacious bedrooms, all of which have been fitted with tiles and built-in cupboards. The main bedroom with en-suite bathroom opens up onto the covered balcony.

- 2 Modern bathrooms. The full family bathroom offers a shower as well as a free-standing bathtub and the...

### Features

#### Interior

Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	0.5

#### Exterior

Carports / Parkings	2
Security	Yes
Pool	Yes
Views	No

#### Sizes

Floor Size	101m²
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#### Extras

- Kitchen appliances are included.