



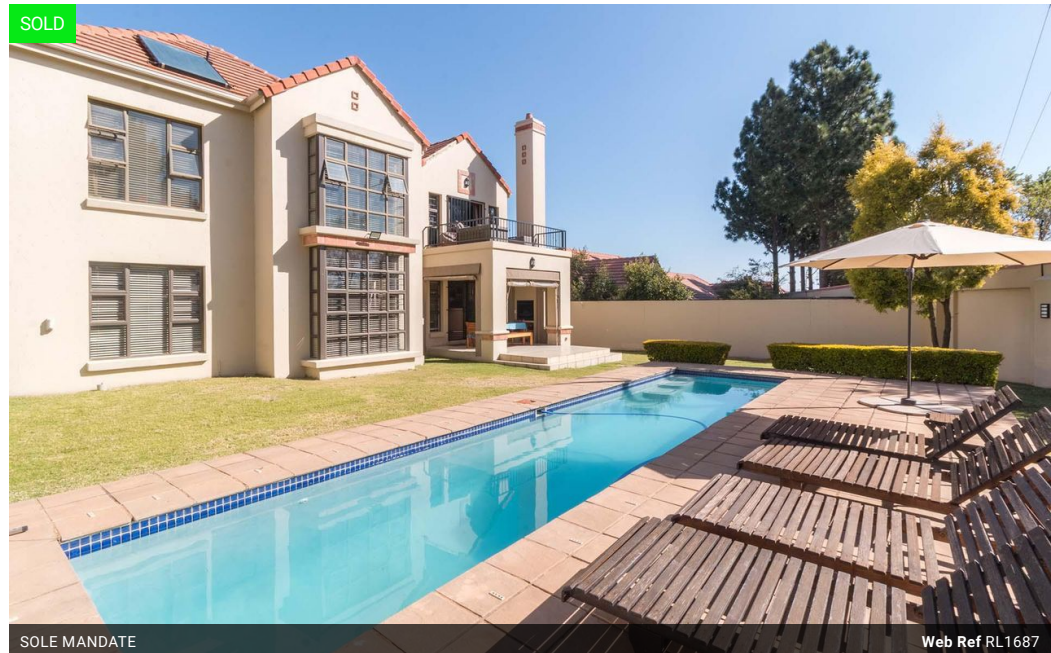
**Steven McLaren**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
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Contact Platinum Office

011 8058888

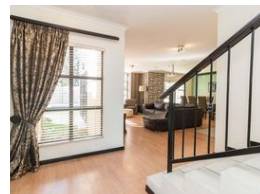
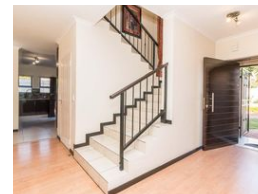
91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

4 Bedroom House Sold in Summerset



SOLE MANDATE

Web Ref RL1687



R3,475,000

**Monthly Bond Repayment** R35,868.55

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R218,964.00 **Bond Costs** R47,840.00

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

**Monthly Levy** R1,706 **Monthly Rates** R1,787

4 Bedrooms 2.5 Bathrooms 2 Garages

4 Bedroom home with study & large garden - Tallyns Reach, Summerset, Midrand

This lovely 4 bedroom family home is located in the sought after estate named Tallyns Reach situated in the Summerset/Carlswald area. Tallyns Reach is a full title estate which offers 24-hour access controlled security as well as communal facilities which include a clubhouse and swimming pool. The home offers the following features :

- 4 large bedrooms, all of which are located upstairs and are fitted with laminated wooden flooring. The 2nd & 3rd bedrooms both offer built in air-conditioners. The master-suite boasts an impressive walk-in dressing room as well as a private balcony which overlooks the garden.

- 2 bathrooms as well as a downstairs guest loo. The family bathroom offers a tub & shower. The main en-suite bathroom has recently been renovated, offering a large "wet-room" styled shower with double vanity & heated...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	295m²
Bathrooms	2.5	Security	Yes	Land Size	676m²
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	No		
Studies	1				
Furnished	No				

## Extras

- Projector with speakers & screen in lounge - Speakers in patio area - Aluminium frames - Solar geyser - Alarm system - Immaculate condition - Lap pool with solar heating

