



**Graeme Bunyard**  
Candidate Property  
Practitioner  
Registered with PPRA  
(FFC 126 559 2)  
082 882 5861  
graeme@platinum.co.za

Contact Platinum Office

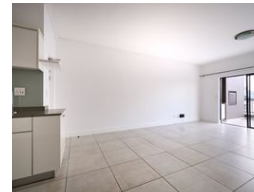
011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

NO TRANSFER DUTY



Web Ref RL2222



**R2,200,000**

2 2

**Monthly Bond Repayment** R22,708.14

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R89,947.00 **Bond Costs** R34,625.00

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

**Monthly Levy** R2,752.0 **Monthly Rates** R1,781.9

### Top Floor 2 Bedroom Apartment with Large North East Facing Balcony

This 2-bedroom apartment offers an open plan area on entrance. Large enough to accommodate a lounge/TV room and a dining area. The contemporary open plan kitchen is easily accessible from the dining area. The large enclosed patio is accessible from the Lounge and comes with a built-in braai. The master bedroom accesses the open-air balcony and includes a bathroom en suite. Built-in cupboards are also included. The second bedroom has built-in cupboards and a separate full bathroom

The unit also comes with 2 carports.

These amenities are on your doorstep.

Lifestyle Center is state-of-the-art, Restaurant, concierge service, Laundromats and Dry Cleaners, convenience store, Bar, Movie, Children's play area, Squash Courts and Mini Sports Fields, Swimming pool and yoga deck, Train Science Gym with Instructor - Vitality Approved,...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	2	Carports / Parkings	2	Floor Size	115m²
Bathrooms	2	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	2	Views	False		
Furnished	No				
Extras					
24 Hour Access Covered Patio Open Plan Kitchen Tiled Floors					