



Andrew Pearse
Principal Property Practitioner
Registered with PPRA
(FFC 023 387 4)
083 6528888
andrew@platinum.co.za



Melanie Pearse
Non-Principal Property Practitioner
Registered with PPRA
(FFC 023 996 3)
083 3900000
melanie@platinum.co.za

Contact Platinum Office

011 8058888

91 Carlswald Estate
Walton Road
Carlswald
Midrand
1684



SOLE MANDATE

Web Ref RL1494



R11,499,000

Monthly Bond Repayment R118,691.34

Calculated over 20 years at 11% with no deposit.

Transfer Costs R1,157,179.00 **Bond Costs** R94,285.00

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

Monthly Levy R3,834 **Monthly Rates** R5,541

4 3.5 3

MAGNIFICENT GREEN HOME WITH VIEWS

A beautiful home, designed with consideration and care, to bring you high quality finishes and sustainable energy solutions. Overlooking the greenbelt and in close proximity to the school, this home will not disappoint the discerning buyer.

The entrance gate takes you through a lush garden with koi pond and waterfall, with wooden walkways and paths. Solid oak double doors open into a double volume entrance with exposed rafters and bespoke light fittings leading you into an open plan living area, warm and inviting. French style Oak floors throughout most of the house, coupled with a hand-cut natural stone feature wall in the lounge, ensure muted acoustics. A playroom or second lounge with an integrated wall unit opens to the garden, while the main lounge opens via stacking doors to a vast covered patio, with a built-in bar...

Features

Pets Allowed Yes

Interior

| | |
|--------------|-----|
| Bedrooms | 4 |
| Bathrooms | 3.5 |
| Kitchens | 1 |
| Recep. Rooms | 3 |
| Studies | 1 |

Exterior

| | |
|-------------|-----|
| Garages | 3 |
| Security | Yes |
| Dom. Accom. | 1 |
| Pool | Yes |
| Views | Yes |

Sizes

| | |
|------------|---------------------|
| Floor Size | 581m ² |
| Land Size | 1,257m ² |

