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91 Carlswald Estate  
Walton Road  
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1684



SOLE MANDATE

Web Ref RL1798



**R9,995,000**

**Monthly Bond Repayment** R101,472.13

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R980,126.00 **Bond Costs** R84,785.00

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

**Monthly Levy** R4,201 **Monthly Rates** R4,992

5 5.5 2

### A SOPHISTICATED 5-BED URBAN FARMHOUSE

Situated opposite a manicured, tree-filled park this gorgeous family home oozes contemporary country style. An eclectic blend of industrial red face brick, New England style cladding, terracotta pavers, natural stone and lime washed exposed timber ceilings, the textured elements of this unique home blend well with the large open spaces, offering a range of options for easy living.

The antique Parisian front door invites you into the art lined, double volume entrance which provides separate access to the main house, studio and a lovely private courtyard that is central to the house and links all the rooms. A charming space with a heated plunge pool to cool off in on hot summer days and a generous wooden pergola to provide a shaded place to relax. The living area is a barn inspired open plan space, with lofty ceilings and large...

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	5	Garages	2	Floor Size	554m <sup>2</sup>
Bathrooms	5.5	Security	Yes	Land Size	1,050m <sup>2</sup>
Kitchens	1	Dom. Accom.	0.5		
Recep. Rooms	3	Pool	Yes		
Studies	1	Views	False		
Furnished	No				

### Extras

Honda EU30is Inverter Generator Wooden Floors Fireplace Sprinkler System Double Glazing Windows Gas Geysers

