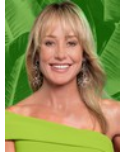




### Andrew Pearse

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



### Annalize Morris

Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 121 984 9)

082 3477305  
annalize@platinum.co.za

Contact Platinum Office

011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



SOLE MANDATE

Web Ref RL1928



**R13,499,000**

**Monthly Bond Repayment** R137,045.76

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R1,391,884.00 **Bond Costs** R103,785.00

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

**Monthly Levy** R4,960

5 4 4

### STUNNING CONTEMPORARY 5-BED ON GREENBELT

Well placed on one of the finest greenbelts of the estate, this modern family home offers spacious rooms and flowing living areas, all with views across the Waterfall Valley. Clean lines and large areas of glass blend to create a bright and airy home, with a crisp up-to-date aesthetic.

Arriving through the lush courtyard garden, the double volume entrance hall offers a first peek at the views. One of the guest suites is located to the right, offering privacy and quiet away from the living areas. Overlooking the pool and garden, this lovely suite is sunny and secluded. The open plan living area begins with a formal lounge, alongside the spacious dining area and kitchen. Wide doors slide back to reveal the gorgeous turquoise tiled pool and deck, offering an expanse of entertaining space. The kitchen is a calming blend of white...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	5	Garages	4	Floor Size	688m <sup>2</sup>
Bathrooms	4	Security	Yes	Land Size	1,308m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	True		
Furnished	No				

### Extras

Inverter Back-up Batteries Solar Heating Underfloor Heating Home Automation Distributed Audio Central Vacuum System Cellar Bar Automated Blinds

