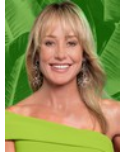




### Andrew Pearse

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

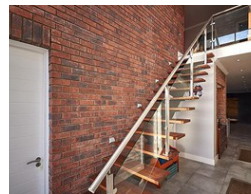
91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

SOLD



SOLE MANDATE

Web Ref RL1519



R4,999,000

Monthly Bond Repayment R51,599.10

Calculated over 20 years at 11% with no deposit.

Transfer Costs R402,235.00 Bond Costs R61,035.00

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

Monthly Levy R2,843

4 4 2.5

### BEST VALUE IN THE VILLAGE!

This beautiful contemporary home is located in a quiet crescent close to the main park in the premium Waterfall Country Village Estate.

It is beautifully designed by SPS Architects and offers the following features :

- 4 bedrooms all en suite, 3 upstairs with built-in cupboards and air-conditioners. The main bedroom has a walk-through dressing area and spacious full en-suite bathroom.
- A modern grey and white kitchen featuring a separate scullery and large central island prep area which integrates seamlessly with the open-plan dining room and lounge. Three sets of sliding doors offer uninterrupted flow between the indoors and patio/conservatory areas.
- Private swimming pool next to the open patio.
- An additional pyjama lounge on the upstairs landing.
- A double garage with inter-leading access. Space and plumbing for...

### Features

Pets Allowed Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	4
Furnished	No

#### Exterior

Garages	2.5
Security	Yes
Dom. Accom.	0.5
Pool	Yes
Views	True

#### Sizes

Floor Size	322m <sup>2</sup>
Land Size	528m <sup>2</sup>

#### Extras

Air conditioners in all 3 upstairs bedrooms. A portion of the patio has been enclosed with glass and aluminum sliding door to create an all seasons conservatory

