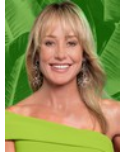




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Contact Platinum Office

011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

SOLD



SOLE MANDATE

Web Ref RL1795



R7,999,000

**Monthly Bond Repayment** R82,564.75

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R749,118.00 **Bond Costs** R75,285.00

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

**Monthly Levy** R2,843 **Monthly Rates** R3,017

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### MODERN 4-BED MARVEL CLOSE TO THE CLUBHOUSE

Clean and crisp lines define this contemporary home, with its cool grey palette and wood features. The blend of glass, steel, wood and concrete elements create a spacious home ideal for the modern family. Feature walls and a combination of tiled and laminate floors offer style and practicality.

The double volume entrance leads the way into an open plan space, comprising of the lounge, kitchen, and dining area. A combination of large panes and high clerestory windows allow in plenty of natural light, accentuating the easy flow. The lounge with two corner windows has a flueless gas fireplace, overlooking the dining room that opens via stacking doors to the sparkling heated pool. A small bar area as well as a nook for a gas braai in the dining room offers great entertainment options.

The kitchen has sleek cabinetry that...

### Features

Pets Allowed		Yes			
Interior				Exterior	
Bedrooms	4			Garages	2
Bathrooms	4			Security	Yes
Kitchens	1			Dom. Accom.	1
Recep. Rooms	4			Pool	Yes
Studies	1			Views	False
Furnished	No			Sizes	
				Floor Size	385m <sup>2</sup>
				Land Size	858m <sup>2</sup>

