



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



Steven McLaren
Non-Principal Property Practitioner
Registered with PPRA
(FFC 114 128 9)
083 2338888
steven@platinum.co.za

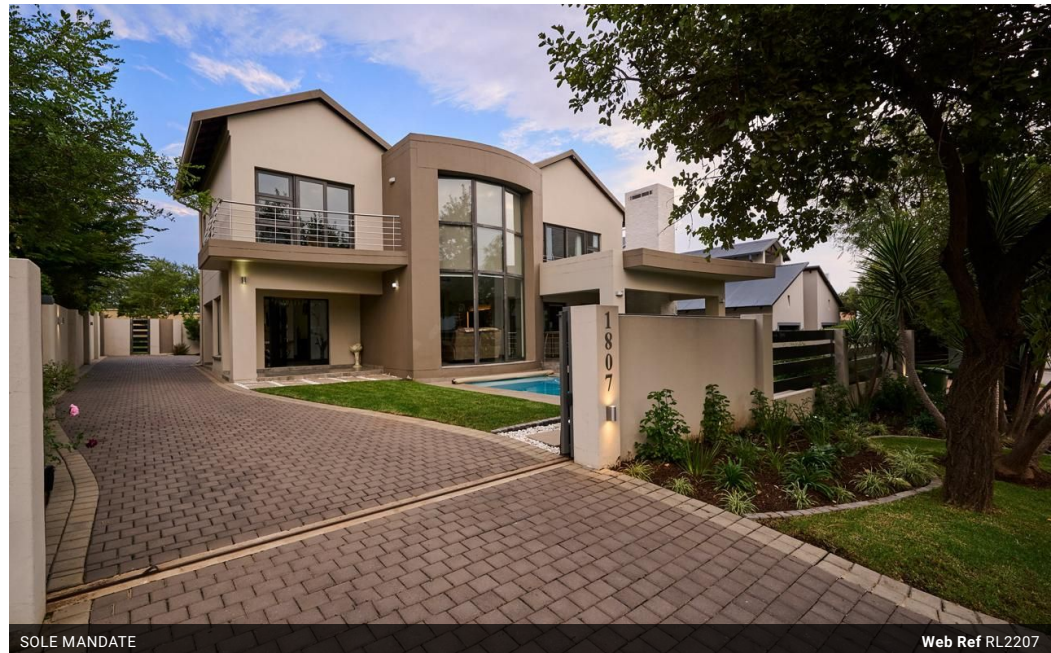


Annalize Morris
Non-Principal Property Practitioner
Registered with PPRA
(FFC 121 984 9)
082 3477305
annalize@platinum.co.za

Contact Platinum Office

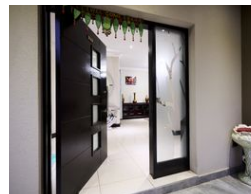
011 8058888

91 Carlswald Estate
Walton Road
Carlswald
Midrand
1684



SOLE MANDATE

Web Ref RL2207



R6,299,000

Monthly Bond Repayment R63,949.27

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R556,656.00 **Bond Costs** R70,535.00

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

Monthly Levy R3,600 **Monthly Rates** R4,131

3 3.5 2

CONTEMPORARY FAMILY HOME WITH POOL AND MODERN COMFORTS

This striking modern home, designed with clean lines and an earthy colour palette, boasts a north-facing orientation to enhance natural light and warmth through dramatic, full-length windows. Bordering a greenbelt walking path, exercise is just steps away via the pedestrian gate. The cleverly positioned double garage at the rear of the house provides ample off-street parking.

Upon entering, you are greeted by the spacious living area, which blends defined yet functional spaces for everyday living. The dining room is anchored by a tall, white stone-clad room divider housing a gas fireplace that adds warmth and charm in cooler months, while neatly separating the dining room from the formal lounge. With its soaring, double volume ceiling and tall windows, the lounge feels both stately and inviting, opening directly to the covered...

Features

Pets Allowed Yes

Interior

Bedrooms	3
Bathrooms	3.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

Garages	2
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

Sizes

Floor Size	371m ²
Land Size	600m ²

Extras

Fireplace Central Vacuum System Inverter Air Conditioner

