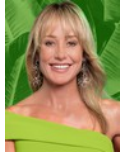




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**Melanie Pearse**  
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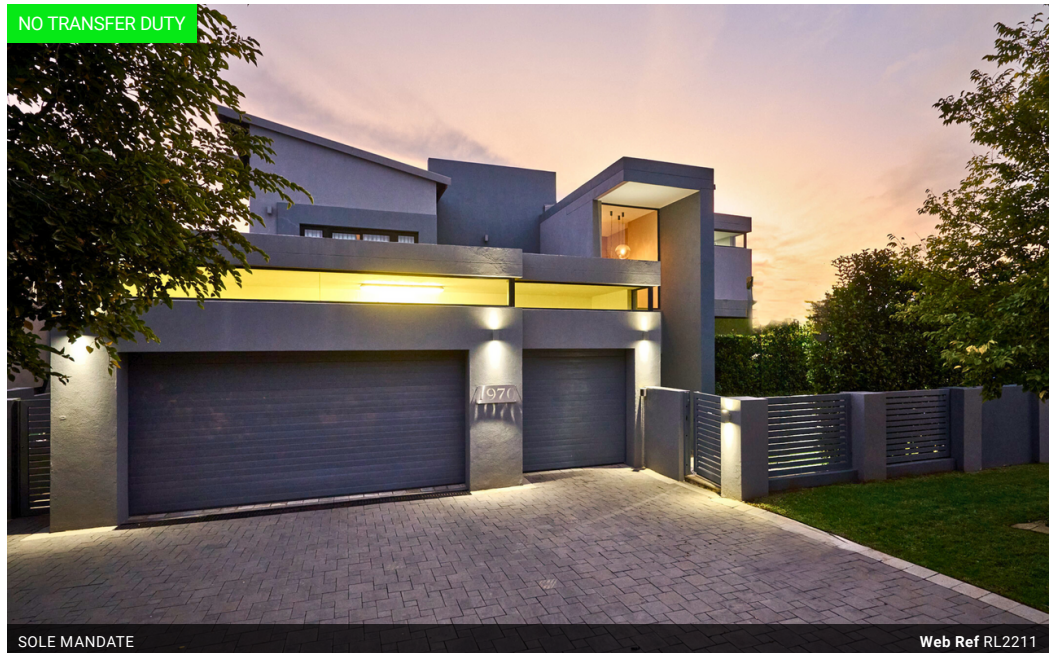
Contact Platinum Office

011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

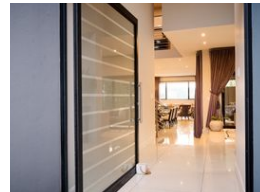
4 Bedroom House For Sale in Waterfall Country Village

NO TRANSFER DUTY



SOLE MANDATE

Web Ref RL2211



R9,999,000

**Monthly Bond Repayment** R103,208.52  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R980,566.00 **Bond Costs** R84,785.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,600

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## SPACIOUS, PRIVATE CONTEMPORARY FAMILY RETREAT

Nestling within a lush, leafy garden, this striking modern home blends clean architectural lines with welcoming warmth. Its dramatic mono-pitch rooflines and clerestory windows, paired with a sophisticated grey exterior, create a bold yet inviting first impression. Secluded yet approachable, this home offers the perfect balance of privacy and comfort.

Step inside the double volume entrance, where natural light floods a bright, open plan living space. Glossy, pale imported Italian tiles amplify the sense of openness and flow, leading effortlessly from one area to the next. To the right, the first of two elegant reception rooms opens onto the patio through sliding doors – ideal for indoor-outdoor living. The floating staircase on the left, with wooden treads and brushed steel balustrades, adds upmarket flair.

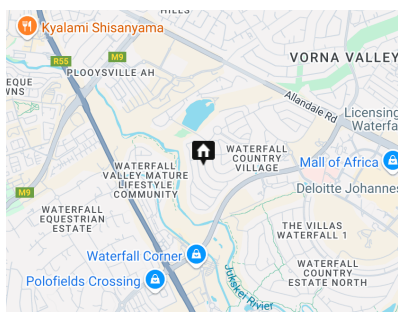
The expansive...

## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	3	Floor Size	490m <sup>2</sup>
Bathrooms	4.5	Carports / Parkings	3	Land Size	600m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	True		

### Extras

Air Conditioner Irrigation System Inverter Solar Panels Fireplace Pool Heat Pump Gas Hob Gas and Wood Braai Pool Cover Water Filtration System Alarm System Fibre Imported Italian Tiles



<https://www.platinum.co.za>