



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

UNDER OFFER DUTY



SOLE MANDATE

Web Ref RL2227



R6,399,000

Monthly Bond Repayment R64,964.50

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R567,656.00 **Bond Costs** R70,535.00

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

Monthly Levy R3,600

4 4 2

CONTEMPORARY 4-BED WITH PRIVATE POOL

Defined by its bold mono-pitch roof lines and arty aesthetic, this bright home blends modern style with practical design. Set within a lush garden, the home offers compact yet thoughtfully designed spaces that flow seamlessly.

The entrance opens into a light-filled, open-plan living area, anchored by an elegant curving staircase. Encompassing the lounge, dining, and kitchen, this heart of the home leads off to three bedrooms and a separate TV lounge.

The sleek kitchen features a chic white and grey palette with high gloss grey cabinetry, complemented by soft touch white granite tops and blue-grey subway tiling. A diner-style counter invites casual gatherings, while the SMEG cooker and integrated microwave oven enhance functionality. The adjacent scullery provides additional space for three appliances.

The dining and lounge...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

Exterior

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

Sizes

Floor Size	344m ²
Land Size	638m ²