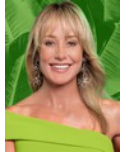




**Andrew Pearse**  
Principal Property Practitioner  
Registered with PPRA  
(FFC 023 387 4)  
083 6528888  
andrew@platinum.co.za



**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 RL1688



R6,849,000

**Monthly Bond Repayment** R69,533.03

Calculated over 20 years at 10.75% with no deposit.

**Transfer Costs** R617,156.00 **Bond Costs** R70,535.00

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

**Monthly Levy** R4,201

3 2 2

### BRAND NEW FAMILY HOME ON A HUGE STAND!

This newly completed three-bedroom home is a charming blend of contemporary design, with a nod to country cottage. The white and pale grey palette accentuate the natural light that floods in through the many windows, softened by the solid wood flooring throughout. Positioned at the back of a larger than average panhandle stand, there is a lot of room to grow into...

The double front doors lead into a double volume entrance, with the staircase on the left. A formal separate lounge is located to the left, opening to the patio through elegant sliding doors. Next to this, an open plan space with a wall of glass doors and windows, also opening up to the patio, offers a more relaxed reception room, that could encompass lounge and dining areas, with a guest cloakroom to one side.

Up a few steps, the spacious and bright kitchen,...

### Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	362m <sup>2</sup>
Bathrooms	2	Security	Yes	Land Size	1,562m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	3	Views	False		
Studies	1				
Furnished	No				

