



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

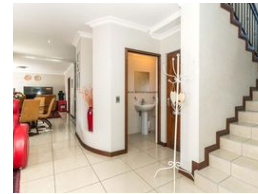
Contact Platinum Office

011 8058888

91 Carlswald Estate  
 Walton Road  
 Carlswald  
 Midrand  
 1684



Web Ref RL1678



**R2,799,000**

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**Monthly Bond Repayment** R28,890.95  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R141,807.00 **Bond Costs** R40,300.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R1,960 **Monthly Rates** R1,425

### 4 bedroom home with study - Montecello Country Estate

Located in Montecello Country Estate, this Tuscan style home offers everything that you would need. The home has been meticulously maintained and is in flawless condition. The home boasts the following features :

- 4 well-sized bedrooms, 3 of which are located upstairs while a guest suite is located on the ground floor. The 2nd bedroom offers a private balcony which overlooks the garden.
- 3 neat bathrooms as well as a guest loo. The guest en-suite & family bathroom both offer showers, while the main en-suite is fitted with tub & shower.
- A private study is privately located with access to the back yard & garage.
- The home offers 2 living areas consisting of :
  - \* An open plan TV/family lounge
  - \* An open plan formal lounge
- The open plan dining area is positioned off of the kitchen.

### Features

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	4	Garages	2	Floor Size	228m <sup>2</sup>
Bathrooms	3.5	Security	Yes	Land Size	566m <sup>2</sup>
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	No		
Studies	1				
Furnished	No				

**Extras**  
 Back-up generator Automated front gate Balcony Built-in Wardrobes Private Garden Private Pool Driveway Patio

