



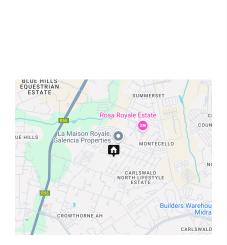
#### Steven McLaren Non-Principal Property Practitioner Registered with PPRA (FFC 114 128 9)

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## Contact Platinum Office

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91 Carlswald Estate Walton Road Carlswald Midrand 1684













R4,499,000







Monthly Bond Repayment R46,438.16 Calculated over 20 years at 11% with no deposit.

Transfer Costs R342,899.00 Bond Costs R57,265.00

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

Monthly Levy R2,300 Monthly Rates R2,425

# Contemporary 3 bedroom home with private study - Carlswald North Estate, Carlswald, Midrand

This unique home is located in Carlswald North Estate and seamlessly blends functionality with contemporary architectural design. An expansive garden with indigenous trees create a serene retreat.

The home boasts the following key features:

- 3 North-facing bedrooms, all of which are located upstairs & offer access to a shared balcony. All bedrooms are fitted with built-in cupboards, while the master suite boasts a modern open-plan design.
- 2 full bathrooms as well as a downstairs guest loo. The main en-suite & family bathrooms offer a tub & shower in each.
- A private study is located upstairs, offering versatility to be used as a 4th bedroom.
- The home provides ample living space, consisting of :
- \* An open plan family/TV lounge with floating TV display cabinet, as well as a built-in gas fireplace.
- A covered.

## **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	345m²
Bathrooms	2.5	Carports / Parkings	3	Land Size	1,135m²
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	Yes		
Studies	1	Views	True		
Eurniched	No				

### Extras

Carport Electric Garage Garden Contemporary Irrigation System Fireplace Patio pool Double Storey North Scullery