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91 Carlswald Estate  
 Walton Road  
 Carlswald  
 Midrand  
 1684

FEATURED



SOLE MANDATE

Web Ref RL2196



**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.

3    2.5    2

**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

Bedrooms 3  
 Bathrooms 2.5  
 Kitchens 1  
 Recep. Rooms 2  
 Studies 1  
 Furnished No

#### Exterior

Garages 2  
 Carports / Parkings 3  
 Security Yes  
 Pool Yes  
 Views True

#### Sizes

Floor Size 345m<sup>2</sup>  
 Land Size 1,135m<sup>2</sup>

#### Extras

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

