



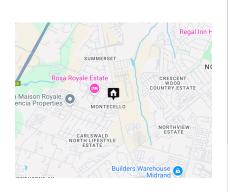
Steven McLaren Non-Principal Property Practitioner Registered with PPRA (FFC 114 128 9)

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#### Contact Platinum Office

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91 Carlswald Estate Walton Road Carlswald Midrand 1684













R2,599,000







Monthly Bond Repayment R26,826.58 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R123,640.00 **Bond Costs** R38,415.00 These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,500 Monthly Levy R2,385

# 3 Bedroom full-title home for sale in Montecello Country Estate - Carlswald, Midrand

This neat home is located in Montecello Country Estate, a full-title security estate. The home provides a lock-up and go arrangement with very low maintenance requirements, within the confines of a secured estate.

The home offers the following fey features:

- 3 North-facing bedrooms, all of which are located upstairs and are fitted with laminated wooden floors & built-in cupboards. All 3 bedrooms offer built-in air-conditioners. The main & 2nd bedroom share a common balcony which overlooks the garden.
- 2 neat bathrooms as well as a downstairs guest loo. The family bathroom & main en-suite bathroom both offer a tub and shower in each.
- The large open-plan family lounge allows for a 3-piece lounge suite and is fitted with a wood burning fireplace.
- An open plan dining area is positioned between the lounge & kitchen. The...

### **Features**

Pets Allowed	Yes				
Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	219m <sup>2</sup>
Bathrooms	2.5	Carports / Parkings	2	Land Size	415m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	False		

#### Extras

Electric Garage Paveway Driveway Double Parking Visitors Parking Garden Patio Built In Braai Balcony Double Storey North Wood Window Air Conditioner Fireplace Open Plan Kitchen Scullery