

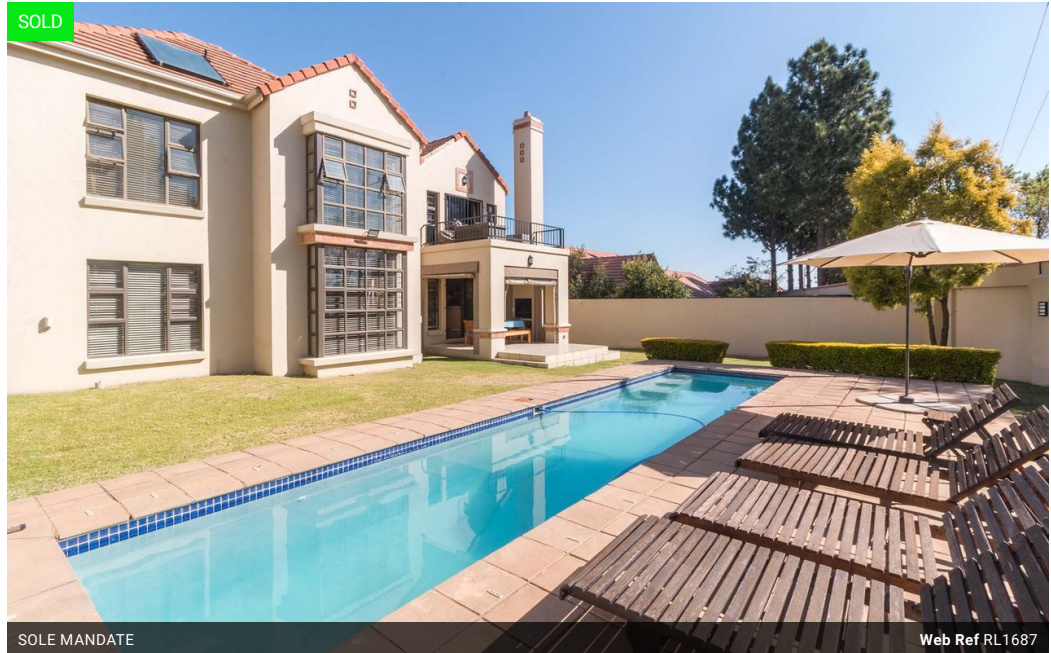


**Steven McLaren**  
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Contact Platinum Office

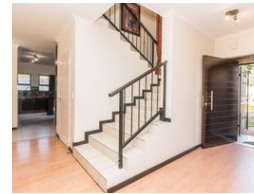
011 8058888

91 Carlswald Estate  
 Walton Road  
 Carlswald  
 Midrand  
 1684



SOLE MANDATE

Web Ref RL1687



R3,475,000

**Monthly Bond Repayment** R35,868.55  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R218,964.00    **Bond Costs** R47,840.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

4    2.5    2

**Monthly Levy** R1,706    **Monthly Rates** R1,787

### 4 Bedroom home with study & large garden - Tallyns Reach, Summerset, Midrand

This lovely 4 bedroom family home is located in the sought after estate named Tallyns Reach situated in the Summerset/Carlswald area. Tallyns Reach is a full title estate which offers 24-hour access controlled security as well as communal facilities which include a clubhouse and swimming pool. The home offers the following features :

- 4 large bedrooms, all of which are located upstairs and are fitted with laminated wooden flooring. The 2nd & 3rd bedrooms both offer built in air-conditioners. The master-suite boasts an impressive walk-in dressing room as well as a private balcony which overlooks the garden.

- 2 bathrooms as well as a downstairs guest loo. The family bathroom offers a tub & shower. The main en-suite bathroom has recently been renovated, offering a large "wet-room" styled shower with double vanity & heated...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 4  
 Bathrooms 2.5  
 Kitchens 1  
 Recep. Rooms 3  
 Studies 1  
 Furnished No

#### Exterior

Garages 2  
 Security Yes  
 Pool Yes  
 Views No

#### Sizes

Floor Size 295m<sup>2</sup>  
 Land Size 676m<sup>2</sup>

#### Extras

- Projector with speakers & screen in lounge - Speakers in patio area - Aluminium frames - Solar geyser - Alarm system - Immaculate condition - Lap pool with solar heating

