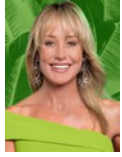




**Andrew Pearse**  
Principal Property Practitioner  
Registered with PPRA  
(FFC 023 387 4)  
083 6528888  
andrew@platinum.co.za



**Melanie Pearse**  
Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 023 996 3)  
083 3900000  
melanie@platinum.co.za



**Annalize Morris**  
Non-Principal Property Practitioner  
Registered with PPRA  
(FFC 121 984 9)  
082 3477305  
annalize@platinum.co.za

Contact Platinum Office

011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684

UNDER OFFER



Web Ref RL1603



**R8,199,000**

**Monthly Bond Repayment** R84,629.13  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R777,104.00 **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

5 3.5 3

**Monthly Levy** R4,960 **Monthly Rates** R7,100

### SPECTACULAR 4 BED DESIGNER HOME ON THE RIDGE OF WATERFALL ESTATE

Located at the top of the Country Estate, this gorgeous family home has an elevated position, affording it sunsets views. The glass front door offers a peep into a bright and modern space that will not disappoint!

The open plan living space immediately takes your breath away, with its cathedral ceiling and exposed beam supports. In a palette of pale greys and white, the natural light pours in to create a wonderful atmosphere. The lounge features a dramatic chimney for the gas fireplace, with floor to ceiling windows on either side. The adjacent wall opens to the enclosed, covered patio via stacking doors, overlooking the beautiful garden. The dining room is placed between the lounge and kitchen and is overlooked by a lounge on a mezzanine level above the kitchen. This cosy area is a great reading spot and leads to a patio that...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 5  
Bathrooms 3.5  
Kitchens 1  
Recep. Rooms 3  
Studies 1  
Furnished No

#### Exterior

Garages 3  
Carports / Parkings 4  
Security Yes  
Pool Yes  
Views False

#### Sizes

Floor Size 464m<sup>2</sup>  
Land Size 1,045m<sup>2</sup>

#### Extras

Water Tanks Underfloor Heating Piped Gas Fireplace

