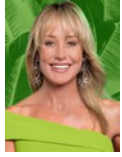




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011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



Web Ref RL2042



**R10,800,000**

**Monthly Bond Repayment** R111,476.35  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,074,827.00 **Bond Costs** R89,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

5 4.5 5

**Monthly Levy** R4,960 **Monthly Rates** R6,500

### CONTEMPORARY 5-BED FAMILY HOME WITH ABUNDANT NATURAL LIGHT

Bold and angular design characterises this smart, modern home, with lofty roof pitches and clerestory windows to catch all the available light. Dark grey stacked rock features complement I-beam structures and glass balustrades, presenting a minimalist look that enhances the wide-open spaces.

The double and single garages frame the entrance, where a tranquil koi pond with glass walkway leads the way indoors. A dramatic wood panelling wall with round mirror creates a statement, leading into the open-plan living area that begins with the lounge. Opening to the outdoor courtyard patio, the lounge is a comfortable space with a flueless gas fireplace to create ambiance. Adjoining the bright dining room, which also opens through stacking doors to the pool area, is the sleek kitchen – a spacious room that is double volume in sections....

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	5
Bathrooms	4.5
Kitchens	1
Recep. Rooms	3
Studies	1
Furnished	No

#### Exterior

Garages	5
Carports / Parkings	4
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

#### Sizes

Floor Size	571m <sup>2</sup>
Land Size	1,220m <sup>2</sup>

#### Extras

Koi Pond Fireplace Cinema Room Solar Geyser Inverter Borehole Underfloor Heating Air Conditioning Unit

