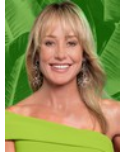




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91 Carlswald Estate  
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UNDER OFFER



SOLE MANDATE

Web Ref RL2140



R18,999,000

**Monthly Bond Repayment** R196,105.47  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R2,136,779.00 **Bond Costs** R127,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R4,960

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EVERYTHING YOU COULD EVER WANT...

A sophisticated and stylish 5-bedroom home with contemporary design and masses of space - get ready to be impressed!

The immaculate and colourful garden is a refreshing welcome, with the grand glass entrance centrally placed between twin double garages. The sheer height and elegance will take your breath away! The blend of marble, stone tiles, wooden room dividers, exposed beams and copious amounts of glass combine to reflect a modern home that exudes luxury. Bespoke light fittings and designer feature wallpaper balance the bold and striking interiors. To the left of the entrance the study awaits, and further down the passage, a guest cloakroom. The gym, overlooking the pool and garden, opens up completely on one side - a bright and airy space conducive to exercise.

The open plan living area begins with a TV lounge, facing...

## Features

**Pets Allowed** Yes

### Interior

Bedrooms	5
Bathrooms	5.5
Kitchens	1
Recep. Rooms	5
Studies	1
Furnished	No

### Exterior

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

### Sizes

Floor Size	770m <sup>2</sup>
Land Size	1,125m <sup>2</sup>

### Extras

Built In Bar Jacuzzi Cinema Gym Air Conditioner Audio Distribution System Solar Heating

