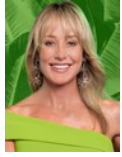




**Andrew Pearse**  
Principal Property Practitioner  
Registered with PPRA (FFC 023 387 4)  
083 6528888  
andrew@platinum.co.za



**Melanie Pearse**  
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**Annalize Morris**  
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Contact Platinum Office

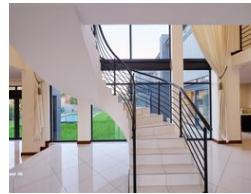
011 8058888

91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



SOLE MANDATE

Web Ref RL2174



**R8,999,000**

**Monthly Bond Repayment** R92,886.63  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R865,104.00 **Bond Costs** R80,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R4,960

4 4.5 2

### MODERN & SPACIOUS 4-BED FAMILY HOME

ON SHOW, SUNDAY THE 02ND OF MARCH FROM 14:00 TO 16:00  
Contact Annalize Morris for an appointment to view

This lovely north-facing home is set within a large, grassed garden, perfect for young children to play. For keen gardeners, this space is awaiting your landscaping genius! The contemporary design of clean lines and balanced symmetry draws you in, with exposed I-beams and floor-to-ceiling glass to maximise the natural light.

The entrance, with the classic curving staircase to the right, leads into a vast, open plan living area with glossy, pale tiling. To the right, the open plan lounge, kitchen, and dining room connect with the outdoors through wide sliding doors. Within this air-conditioned wing, the dazzling kitchen is the heart, with white cabinetry and white quartz counters. The feature stone breakfast bar makes quite...

### Features

**Pets Allowed** Yes

**Interior**  
Bedrooms 4  
Bathrooms 4.5  
Kitchens 1  
Recep. Rooms 4  
Studies 1  
Furnished Yes

**Exterior**  
Garages 2  
Carports / Parkings 2  
Security Yes  
Dom. Accom. 1  
Pool Yes  
Views True

**Sizes**  
Floor Size 505m<sup>2</sup>  
Land Size 1,110m<sup>2</sup>

**Extras**  
Air Conditioner  
Fireplace

