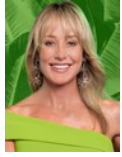




**Andrew Pearse**  
Principal Property Practitioner  
Registered with PPRA  
(FFC 023 387 4)  
083 6528888  
andrew@platinum.co.za



**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



**R11,999,000**

**Monthly Bond Repayment** R123,852.29  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R1,212,179.00 **Bond Costs** R94,285.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,843



### SOPHISTICATED 4-BED HOME WITH INNOVATIVE DESIGN AND VIEWS

This bold, contemporary marvel, designed by SPS Architects, is luxurious living at its finest. Wide open spaces dominate, accentuated by floor-to-ceiling glass doors and windows, providing excellent views of the Waterfall lake, towards the clubhouse. A dark palette and feature walls work well with bespoke lighting and modern fittings throughout, introducing a minimal aesthetic. A new modern build of this calibre is a rare find!

The entrance is to the right of the triple garages, with extra off-street parking. A short staircase leads to the vast open plan living space, with doors opening to the deep covered patio. At one end, a bar counter has unique wall storage, and connects to the lounge, which has a flueless gas fireplace. The kitchen, a gorgeous blend of sleek, black cabinets, stone and wood counters, has a gas hob and...

### Features

Pets Allowed		Interior		Exterior		Sizes	
Yes		Bedrooms	4	Garages	3	Floor Size	460m <sup>2</sup>
		Bathrooms	4	Security	Yes	Land Size	593m <sup>2</sup>
		Kitchens	1	Dom. Accom.	1		
		Recep. Rooms	4	Pool	Yes		
		Furnished	No	Views	True		

