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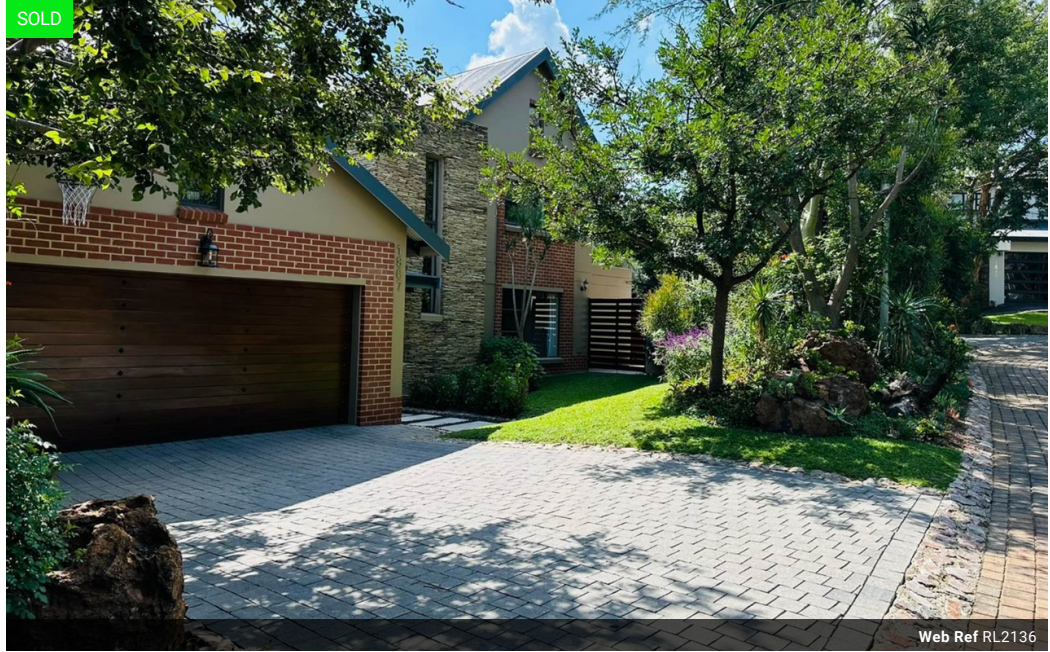


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91 Carlswald Estate
Walton Road
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R6,680,000

Monthly Bond Repayment R68,950.18
Calculated over 20 years at 11% with no deposit.

Transfer Costs R598,566.00 **Bond Costs** R70,535.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R3,357

4 2.5 2

Exceptional Family Home

Discover an incredible opportunity to own a four-bedroom home just steps from Waterfall Lake and all of Waterfall Estate's premier amenities, including the gym, clubhouse, and Village Park. Located in one of the estate's most desirable areas, this residence offers expansive views of lush greenbelt, parkland, and the lake, creating a tranquil escape that blends luxury with a close connection to nature.

Highlights of This Exceptional Family Home:

Prime Position: Situated in the heart of Waterfall Country Estate, this home provides unparalleled access to recreational facilities such as tennis and squash courts, cricket nets, an indoor pool, gym, and a top-notch restaurant, all within a one-minute walk. The nearby Waterfall Lake offers fishing and canoeing opportunities, ideal for outdoor enthusiasts.

Energy-Efficient Comfort...

Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	380m ²
Bathrooms	2.5	Carports / Parkings	2	Land Size	604m ²
Kitchens	1	Security	Yes		
Recep. Rooms	3	Dom. Accom.	1		
Studies	1	Pool	Yes		
Furnished	No	Views	True		

Extras

Inverter Rain Water Harvesting Tank
Fireplace

