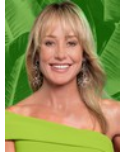




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91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



Web Ref RL2152



**R6,499,000**

**Monthly Bond Repayment** R67,081.92  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R578,656.00 **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,357

4 4.5 2

### BRIGHT AND CONTEMPORARY 4-BED FAMILY HOME

Crisp and modern, this minimalist home offers space and privacy. The pale palette is enhanced by wooden floors and white American shutters, with pitched ceilings for added height and air flow. A combination of face brick and plastered sections of exterior wall allows for easy maintenance.

The double volume entrance leads into the living area, with the spacious kitchen that overlooks the dining room and pool, with decking surround. Centred around a marble topped island, the white and grey cupboards offer plenty of storage space, with glossy white tiles creating a feature wall behind the SMEG cooker. A separate scullery contains the pantry, and the closed combustion wood fireplace heats the living area effectively. The dining room is enclosed with stacking doors that invite the outside in, while the lounge is separate, opening...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	2
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Pool	Yes
Views	True

#### Sizes

Floor Size	369m <sup>2</sup>
Land Size	600m <sup>2</sup>

#### Extras

American Shutters Fireplace Wooden Floors Air Conditioner Inverter Solar System Irrigation System

