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91 Carlswald Estate  
Walton Road  
Carlswald  
Midrand  
1684



**R4,999,000**

**Monthly Bond Repayment** R51,599.10  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R402,235.00    **Bond Costs** R61,035.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R3,357

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### NEAT 3-BED: AN IDEAL STARTER HOME

The pretty, terraced garden is a welcome feature of this neat family home, a perfect entry into the Waterfall Country Village. Positioned to enjoy the sunsets, the home offers a relaxed lifestyle with outdoor entertaining options.

The entrance to the left of the double garages leads into a wide, open-plan living area, which incorporates the kitchen, dining, and lounge. Exposed timbers lend cottage charm, while doors open to the covered patio and inviting pool. The kitchen has a curved central counter, housing the gas-electric cooker, with speckled granite tops and a seating area. The separate scullery has space for three appliances, opening to the backyard. The dining and lounge area has an overhead fan, as well as a flueless gas fireplace in the corner, keeping it snug in cooler months. The outdoor area wraps around two sides...

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms 3  
Bathrooms 2  
Kitchens 1  
Recep. Rooms 2  
Furnished No

#### Exterior

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

#### Sizes

Floor Size 252m<sup>2</sup>  
Land Size 600m<sup>2</sup>

#### Extras

Fireplace Inverter Solar Panels Irrigation System

