



Roger Snelgar
 Candidate Property Practitioner
 Registered with PPRA (FFC 124 361 5)
 083 307 9463
 roger@platinum.co.za



Annalize Morris
 Non-Principal Property Practitioner
 Registered with PPRA (FFC 121 984 9)
 082 3477305
 annalize@platinum.co.za



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

Contact Platinum Office

011 8058888

91 Carlswald Estate
 Walton Road
 Carlswald
 Midrand
 1684



Web Ref RL2048



R5,200,000

Monthly Bond Repayment R53,673.80
 Calculated over 20 years at 11% with no deposit.

Transfer Costs R429,807.00 **Bond Costs** R65,785.00
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

3 2 2

Your forever home.

This lovely three-bedroom, two-bathroom home offers retirement living at its finest. Boasting a large main bedroom complete with a full en-suite bathroom, this home also features two additional bedrooms sharing a sleek full bathroom. The versatile third bedroom can effortlessly double as a study if desired. Delight in the spacious living areas, including a separate TV room with a built-in TV unit, a dining room suitable for an 8-seater table, and a charming, enclosed patio showcasing a built-in braai.

The well-appointed kitchen features a breakfast nook, separate scullery, and walk-in pantry. Convenience is key with a large double garage featuring an additional scullery area. Enjoy a seamless living experience with backup power ensuring uninterrupted comfort.

Within easy strolling distance of this home, the estate's...

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	244m ²
Land Size	559m ²