



**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



SOLE MANDATE

Web Ref RL1121



**R6,399,000**

**Monthly Bond Repayment** R66,049.74  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R567,656.00    **Bond Costs** R70,535.00  
These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,843    **Monthly Rates** R3,390

4    3.5    2

### Private and Playful with Perfect Proportions

Designed by Karel Keuler architects, this stunning Waterfall Country Village Home is really something exceptional! The home is directly North facing with well-proportioned windows and doors allowing fantastic natural light and ambiance. Extra features included: UPVC Double glazed windows and doors. Distributed audio, entertainment bar, additional covered parking, Totum Kitchen.

### Features

Pets Allowed		Exterior		Sizes	
Interior	Yes	Garages	2	Floor Size	379m <sup>2</sup>
Bedrooms	4	Carports / Parkings	1	Land Size	600m <sup>2</sup>
Bathrooms	3.5	Security	Yes		
Kitchens	1	Pool	Yes		
Recep. Rooms	3	Views	Yes		

