



**Lindsay Drewes**  
 Non-Principal Property Practitioner  
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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200

UNDER OFFER



SOLE MANDATE

Web Ref RL6534



**R2,995,000**

**Monthly Bond Repayment** R30,914.04  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R159,661.00    **Bond Costs** R42,185.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

3    2    2

**Monthly Levy** R2,800    **Monthly Rates** R2,060

WELL PRICED, Luxurious home set in an exceptional Estate, offering a country living environment.

**\*\*EXCLUSIVE MANDATE\*\***

Welcome to this stunning home featuring a grand entrance hall that leads into a spacious, open-plan lounge and dining area, seamlessly connecting to a modern kitchen equipped with ample cupboard space and elegant granite countertops. Adjacent to the kitchen, you'll find a perfect laundry/scullery for added convenience.

Aluminum sliding doors invite you to a generous covered patio, complete with a braai, offering breathtaking views that are sure to impress!

This home includes three cozy bedrooms and two bathrooms, both featuring showers. The main bedroom provides direct access to the patio and boasts a private en-suite bathroom.

Additional features include a double automated garage with a storeroom located behind it, ideal for use as a hobby or work space.

Situated in the sought-after Bateleur...

**Features**

<b>Pets Allowed</b>	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Bedrooms	3	Garages	2	Floor Size	270m <sup>2</sup>
Bathrooms	2	Carports / Parkings	2	Land Size	529m <sup>2</sup>
Kitchens	1	Security	Yes		
Recep. Rooms	2	Pool	No		
Furnished	No	Views	True		

**Extras**

24 Hour Access Country Living Covered Patio Guard House Freestanding Retirement Living  
 Aluminium Window Guest Toilet Above Road

