



**Ronel Vorster**  
 Non-Principal Property Practitioner  
 Registered with PPRA (FFC 116 387 4)  
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 ronel@kellaprince.co.za

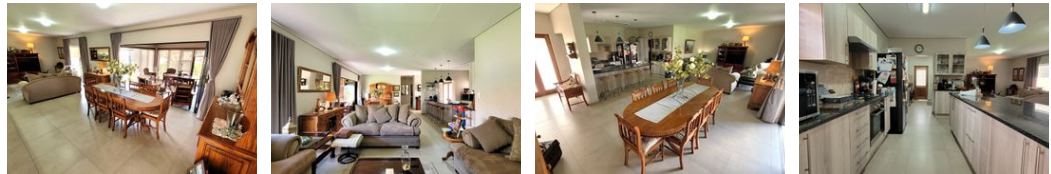
Contact Head Office

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The Crossing Shopping Centre, Shop 78, Off R40, Nelspruit, Mpumalanga 1200



Web Ref RL6154



**R3,050,000**



**Monthly Bond Repayment** R31,481.75  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R167,879.00    **Bond Costs** R44,070.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Levy** R2,558    **Monthly Rates** R1,340

### Stunning Retirement home with Loads of Extras

This beautiful retirement home was recently built and offers a secure and tranquil lifestyle. Bateleur Estate is an esteemed community for individuals aged fifty and over. The property boasts three spacious bedrooms and two bathrooms strategically positioned separate from the living area, providing loads of privacy. The heart of the home is the open-plan living area, seamlessly integrating the dining area, a lounge, an enclosed patio, and a modern kitchen. The kitchen is thoughtfully designed with a separate scullery, granite tops, a gas stove, and an electric oven. The patio is enclosed with stacking doors and comes with a built-in braai and a lovely view over a greenbelt. The residence also comes with a double garage with automated garage doors and built-in cupboards.

Every window is fitted with blinds, imparting a...

### Features

Interior		Exterior		Sizes	
Bedrooms	3	Garages	2	Floor Size	211m <sup>2</sup>
Bathrooms	2	Security	No	Land Size	614m <sup>2</sup>
Kitchens	1	Pool	No		
Recep. Rooms	2	Views	True		
Furnished	No				