



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



Web Ref RL6551



**R2,499,000**

 4  4  2

**Monthly Bond Repayment** R25,794.39

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R115,640.00 **Bond Costs** R38,415.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

**Monthly Rates** R1,250

### FAMILY HOME IN A GOOD AREA

Stunning 4-Bedroom Family Home with Pool and Entertainment Deck

This beautifully designed family home is perfectly located near West End Shopping Centre, TUT, and Medi-Clinic, offering convenience and luxury. Boasting 4 spacious bedrooms and 4 bathrooms, this home is ideal for comfortable family living.

The open-plan kitchen and living area flow seamlessly onto an entertainment deck with a built-in braai, perfect for hosting gatherings. Enjoy the privacy of your backyard oasis, complete with a sparkling swimming pool and roll-up blinds for added comfort and shade.

Additional features include:

- Double garages and a double carport
- Dual alarm system for enhanced security
- Wine cellar for the connoisseur
- Four air conditioners and ceiling fans for year-round comfort
- This is truly a must-see family home in a prime location!

### Features

**Pets Allowed** Yes

#### Interior

Bedrooms	4
Bathrooms	4
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

#### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	0.5
Pool	Yes
Views	False

#### Sizes

Floor Size	390m <sup>2</sup>
Land Size	1,293m <sup>2</sup>