



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



SOLE MANDATE

Web Ref RL6246



**R1,200,000**

**Monthly Bond Repayment** R12,386.26  
 Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R32,749.00    **Bond Costs** R25,220.00  
 These calculations are only a guide. Please ask your conveyancer for exact calculations.

3    2

**Monthly Levy** R1,760    **Monthly Rates** R645    **Special Levy** R25

**EXCLUSIVE MANDATE** - A neat three-bedroom duplex in a secure complex, located near the Ilanga Mall .

Exclusive Mandate. A tidy unit measuring 104sqm. Consists of a functional, modern kitchen with many, fitted dark brown melamine cupboards with black granite tops. An under counter stove. Fittings for a washing machine and dishwasher. Large breakfast nook, open plan to the lounge/dining. Aluminum sliding doors to an open patio and cut grass lawns. Storeroom under the staircase.

Upstairs are two bedrooms and two bathrooms. The main bedroom is spacious with built in cupboards, ceiling fan and on-suite bathroom with shower, toilet and basin. The second bathroom has a bath, toilet and basin. A balcony to have coffee in the morning sunshine! The third bedroom/study is downstairs with built in cupboards. One covered carport and other open visitors parking available.

**Features**

Interior	
Bedrooms	3
Bathrooms	2
Kitchens	1
Recep. Rooms	2
Studies	1
Furnished	No

Exterior	
Carports / Parkings	1
Security	Yes
Pool	No
Views	False

Sizes	
Floor Size	104m <sup>2</sup>

