



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



SOLE MANDATE

Web Ref RL6659



**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.

 4     3.5     2

**Monthly Levy** R700    **Monthly Rates** R1,430

Charming, Freehold, 4 bedroom home perfect for your next investment or a cozy living space!

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

Welcome to your new home! As you enter, you'll find an inviting open-plan dining room and lounge featuring a cozy fireplace, perfect for relaxation. The kitchen, designed in a semi-open layout, seamlessly connects to the living area. It boasts light brown cabinetry and elegant beige granite countertops, along with a charming kitchen nook ideal for enjoying your morning coffee. A bay window floods this well-equipped space with natural light.

The spacious lounge extends to a grand covered patio, complete with a refreshing splash pool—ideal for those warm summer days. Outdoor entertaining is a breeze with a built-in braai, serving counter, and prep bowl. Descend the stairs to discover a beautifully landscaped garden adorned with trees and a boma, perfect for outdoor enthusiasts.

On the lower level,...

### Features

**Pets Allowed** Yes

**Interior**  
 Bedrooms 4  
 Bathrooms 3.5  
 Kitchens 1  
 Recep. Rooms 2  
 Studies 1  
 Furnished Yes

**Exterior**  
 Garages 2  
 Carports / Parkings 3  
 Security Yes  
 Pool Yes  
 Views True

**Sizes**  
 Floor Size 307m<sup>2</sup>  
 Land Size 872m<sup>2</sup>

### Extras

Balcony Room Breakfast Nook Built In Braai Curtain Rails Cu\_De\_Sac Deck Freestanding Irrigation System Visitors Parking Green Belt Cottage Split Level Cottage Window

