



**Charmaine Kemp**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
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Contact Head Office

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

UNDER OFFER



Web Ref RL6160



## R940,000

2 1

**Monthly Bond Repayment** R9,702.57  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R30,412.00 **Bond Costs** R23,335.00

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

**Monthly Levy** R867.2 **Monthly Rates** R1,123

### Clementine Close 2bedroom duplex for sale

Exclusively available through Kellaprince we would like to introduce you to this charming 2 bedroom duplex in the ever popular Golfview Estate, Nelspruit. This home offers a comfortable and secure living environment, perfect for a small family or those looking to downsize.

As you step inside, you'll immediately notice the well-maintained interior. The tiled floors throughout the property provide a clean and modern feel, making it easy to maintain and perfect for those with pets. Speaking of pets, this property comes with the added bonus of allowing furry friends to join you in your new home.

Moving outside, the level garden area was paved for lock-up-and-go requirements. The exterior walls offer privacy and security. The roof of the property is partly made of iron and partly concrete slab which was professionally sealed to...

### Features

**Pets Allowed** Yes

#### Interior

|              |    |
|--------------|----|
| Bedrooms     | 2  |
| Bathrooms    | 1  |
| Kitchens     | 1  |
| Recep. Rooms | 2  |
| Furnished    | No |

#### Exterior

|                     |       |
|---------------------|-------|
| Carports / Parkings | 1     |
| Security            | Yes   |
| Pool                | No    |
| Views               | False |

#### Sizes

|           |       |
|-----------|-------|
| Land Size | 160m² |
|-----------|-------|

#### Extras

Carport Security Estate Fibre

