

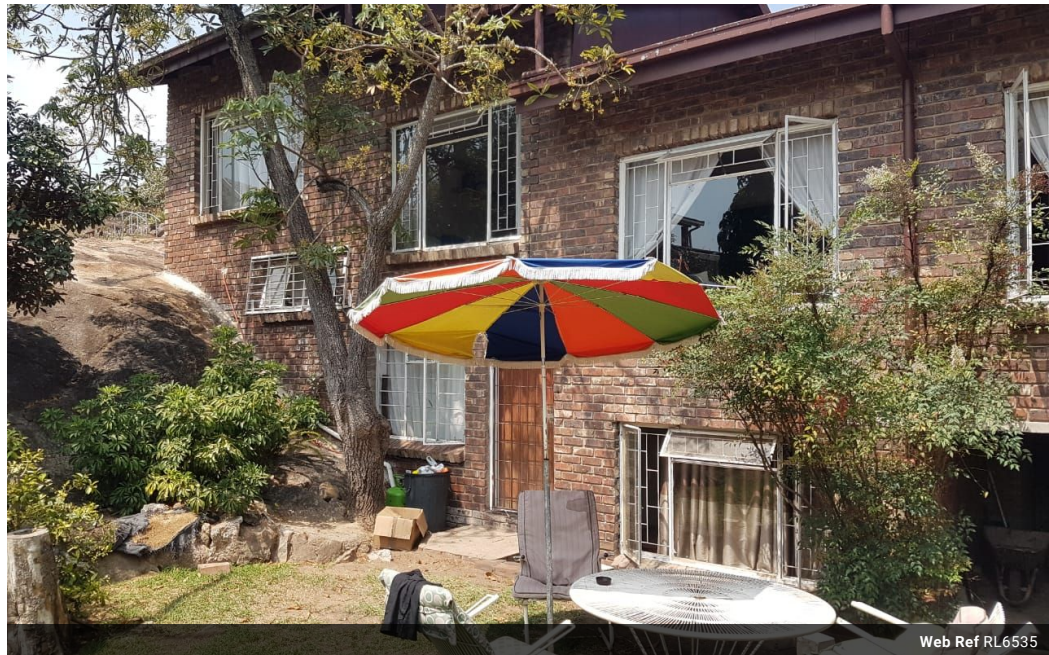


**Charmaine Kemp**  
Non-Principal Property  
Practitioner  
Registered with PPRA  
(FFC 119 631 5)  
0845184615  
charmaine@kellaprince.co.za

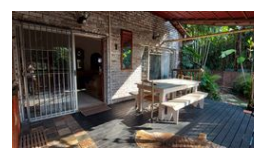
Contact Head Office

013 7544400

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



Web Ref RL6535



**R2,100,000**

4 2 2

**Monthly Bond Repayment** R21,675.96

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R83,947.00

**Bond Costs** R34,625.00

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

**Monthly Rates** R1,800

Charming family home with flat in Sonheuwel Ext 1

Dual Mandate: This charming 4-bedroom, 2-bathroom home offers a peaceful retreat in a desirable area of Nelspruit. The backyard features a stunning rock formation complemented by a beautiful succulent garden. For those warm Lowveld days, you'll appreciate the private pool conveniently located next to the house.

Additionally, the property includes a versatile storage unit or guest room located beneath the main house, while above the garage, you'll find a delightful flat that can provide extra income or accommodate extended family members.

The double automated garage includes a door that opens to the backyard for added vehicle parking convenience. The owners have also installed a Go Solar system with 18 panels, which is under a lease agreement that the new owners can assume. For your peace of mind, the property is secured...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Garages	2
Carports / Parkings	2
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	False

### Sizes

Floor Size	480m <sup>2</sup>
Land Size	1,571m <sup>2</sup>

