



**Charmaine Kemp**

Non-Principal Property  
Practitioner  
Registered with PPRA  
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The Crossing Shopping Centre, Shop 78, Off  
R40, Nelspruit, Mpumalanga  
1200



Web Ref RL6712



**R2,350,000**

 3  2

**Monthly Bond Repayment** R24,256.43

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R101,552.00 **Bond Costs** R36,530.00

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

**Monthly Rates** R1,680

Beautifully maintained home with income generating Flat and Guest Unit

Presenting an impeccably maintained family home, now on the market, offering ample space, comfort, and versatility amidst a stunning, established garden. The main residence is elevated, giving it a double-story façade while all living areas are conveniently located on a single level. It boasts an open-plan lounge and dining area, a dedicated study, and a spacious kitchen that flows onto a deck with a view of the inviting swimming pool. The three bedrooms feature brand-new laminate flooring and generous cupboard space, with the main bedroom benefiting from an en-suite bathroom, while a second bathroom serves the remaining bedrooms.

Enhancing the property's appeal is a sizable flatlet, ideal for extended family or as a rental opportunity, along with a separate guest unit situated at garden level. With six parking bays, a...

## Features

**Pets Allowed** Yes

### Interior

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

### Exterior

Carports / Parkings	6
Security	Yes
Pool	Yes
Views	False

### Sizes

Floor Size	348m <sup>2</sup>
Land Size	875m <sup>2</sup>

