



**Charmaine Winter**  
074 495 8888  
charmaine@threepercent.com

Contact Nelspruit

013 7526995

11 Murray Street  
Nelspruit  
1200

UNDER OFFER



SOLE MANDATE

Web Ref 4971361



**R1,800,000**

4 3

**Monthly Bond Repayment** R18,579.39  
Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R61,039.00 **Bond Costs** R30,875.00

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

**Monthly Rates** R1,270

Here's the perfect recipe for a happy family

This beautiful property offers you plenty of comfort and loads of space.

The house has two spacious and well lit family and TV rooms with a sliding glass door leading out to the garden.

The kitchen is well equipped with sufficient cupboards and is fitted with a gas hob for easy cooking.

There are three bedrooms, all well portioned and well lit with sufficient cupboards. One bedroom has an en-suit bathroom. The house has 2 bathrooms.

Adjacent to the house is a one bedroom flat, the flat has its own kitchen, bathroom, living room and bedroom. The flat has its own entrance and covered carport for two or more vehicles.

In the yard is also a two bedroom Wendy home, there is one bathroom and living area with well equipped kitchen. The rental income from the flats will cover 85% of the total bond repayments monthly.

If needed...

## Features

Pets Allowed		Exterior		Sizes	
	Yes				
<b>Interior</b>		<b>Exterior</b>		<b>Floor Size</b>	220m <sup>2</sup>
Bedrooms	4	Carports / Parkings	1	<b>Floor Size</b>	220m <sup>2</sup>
Bathrooms	3	Security	No	<b>Land Size</b>	1,636m <sup>2</sup>
Kitchens	2	Pool	No		
Furnished	No	Views	False		