

Area of the Farm which is called Tyrone Timbers is 381, 2099 acres which is 154,2735 hectares.

1 hectare = 10,000m<sup>2</sup> (100m x 100m) = 2,471 acres

The house is situated on 4 plots totaling 4,3573 hectares

Total area for sale is 158, 6308 hectares

**1 DISTANCE FROM CENTRE OF MBABANE – SWAZI PLAZA**

Tyrone Timbers is only 2.5 km (2500 metres) from the centre of Mbabane.  
Tyrone Timbers is close enough to the Mbabane City centre to walk to it

**2 DISTANCE TO ACCESS POINT ON MBABANE BY-PASS**

The new Mbabane by-pass will have an on and off ramp next to the S.E.B headquarters which is due to be completed in about 12 months. The distance of the Tyrone Timbers from this access point is only 1.5 km which will give quick access to Matsapha/Manzini or Oshoek border post.. This is the main road into Swaziland from South Africa. The South African border is 25 km away

3 All the services are available namely town water, electricity, garbage removal and telephone

4 the property has several perennial streams and its own small river with a substantial water fall. The stream water is clean enough to drink

5 Parts of the property are still very wild with indigenous flora. Some parts have Eucalyptus and pine trees. And there are also some nice rockfaces. There is a family of vervet monkeys that lives on the property. There are very few snakes as it is too cold for them. They are mainly found in the lowveld

6 approximately 50% of the property is suitable for a housing development if that is what a person wants to do

7 There is no problem landing your helicopter there.

8 It is unique, where else in the world can you be just 2, 5 km from the centre of the capital city with all this

9 Mbabane is situate at 1150-1600m above sea level. Summer rainfall. Very nice climate. Dry & sunny winters.

