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A 4-bedroom home in the heart of Witpoortjie sounds like an excellent choice for a growing family

1. Spacious Living Areas:

- o A large lounge or family room for gathering and entertaining.
- o A separate dining area or open-plan layout to accommodate family meals.

2. Well-Equipped Kitchen:

- o Ample counter space for meal prep and modern appliances.
- o A breakfast nook or island for casual dining.
- o Plenty of cupboard storage for family essentials.

3. 4 Bedrooms:

- o A master bedroom with an en-suite bathroom, offering privacy for parents.
- o Three additional bedrooms, which could serve as children's rooms, guest rooms, or a home office.
- o Built-in wardrobes in each room for convenient storage.

- o Close to schools, shopping centers, and healthcare facilities.
  - o Easy access to public transport and main roads.
- Considerations for Families:
- Location in Witpoortjie: Make sure the house is within a safe, family-friendly neighborhood with access to parks, schools, and local attractions.
  - Schools Nearby: With a large family, proximity to schools or daycare centers would be essential.
  - Future Growth: Look for a home that offers potential for expansion or modification if your family grows or your needs change.

<b>Monthly Bond Repayment</b>	R14,720.82	<b>Bond Costs</b>	R28,990.00
Calculated over 20 years at 10.75% with no deposit.		These calculations are only a guide. Please ask your conveyancer for exact calculations	
<b>Transfer Costs</b>	R44,285.00	<b>Monthly Rates</b>	R844



### INTERIOR

Bedrooms	4
Bathrooms	1
Kitchens	1
Recep. Rooms	2
Furnished	Yes

### EXTERIOR

Carports / Parkings	1
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	Yes

### SIZES

Floor Size	1,113m <sup>2</sup>
Land Size	73m <sup>2</sup>



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