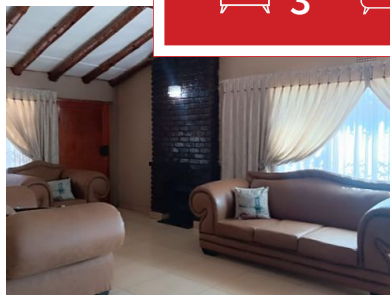
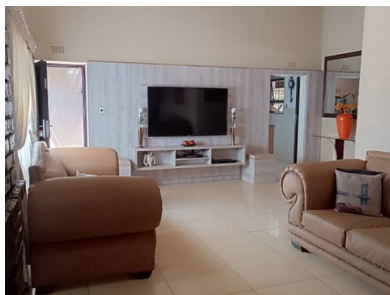


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## 3 Bedroom House For Sale in Witpoortjie

Stunning Modern Family Home with Pool and Two Flatlets

This exquisite modern home offers the perfect combination of style, comfort, and functionality. Situated on a spacious corner stand with two entrances, it ensures privacy and convenience, while being conveniently located near local schools and the business center.

### Main House Features:

A covered entrance welcomes you into this impressive home.

Cozy lounge with a charming fireplace for those cooler evenings.

An expansive dining area, perfect for family gatherings, with doors that open to the outdoor entertainment space.

Large entertainment area featuring a fitted bar and a seamless indoor-outdoor flow, ideal for socializing.

A chef's dream kitchen with high-end appliances and sleek finishes.

Flatlet 1:  
Lounge, open-plan kitchen, bedroom with built-in cupboards, and a bathroom.

Flatlet 2:  
Lounge, open-plan kitchen, bedroom, and bathroom.

These flatlets are ideal for extended family, guests, or generating rental income.

Security & Extras:  
Excellent security with automated gates and a walled perimeter for peace of mind.

Don't Miss Out:

<b>Monthly Bond Repayment</b>	R15,736.05	<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>	R47,285.00	<b>Monthly Rates</b>	R2,162



### INTERIOR

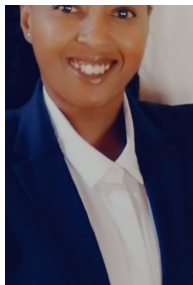
Bedrooms	3
Bathrooms	3
Kitchens	1
Recep. Rooms	2
Furnished	Yes

### EXTERIOR

Carports / Parkings	1
Security	Yes
Dom. Accom.	0
Pool	Yes
Views	Yes

### SIZES

Floor Size	380m <sup>2</sup>
Land Size	1,353m <sup>2</sup>



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