



## Charming Family Home in a Quiet Cul-de-Sac - Witpoortjie

Tucked away in a peaceful cul-de-sac, this inviting family home offers warmth, space, and great potential. Step into a spacious and sunny entrance hall that welcomes you in. To the right, you'll find a large, carpeted lounge and TV Room filled with natural light - the perfect space for family relaxation. Adjacent to the lounge is a cozy carpeted dining room, ideal for shared meals and entertaining. The kitchen awaits your personal touch and creative vision - a blank canvas ready to be transformed into the heart of the home. On the opposite side of the entrance hall, the bedrooms offer comfort and privacy, making this layout ideal for family living.

Outside, you'll find a Lapa with a built-in braai overlooking a sparkling pool - perfect for weekend gatherings and summer afternoons. There is also a domestic room with its own toilet, providing added convenience. A covered carport ensures secure parking, rounding off this home's practical features. With a solid foundation and a great location, this home in Witpoortjie is ready for a family to move in and make it their own.

### Monthly Bond Repayment

Calculated over 20 years at 10.75% with no deposit.

R14,010.16

### Bond Costs

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

R27,105.00

### Transfer Costs

R40,017.00

### Monthly Rates

R860



### INTERIOR

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

### EXTERIOR

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

### SIZES

Floor Size	191m <sup>2</sup>
Land Size	794m <sup>2</sup>



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