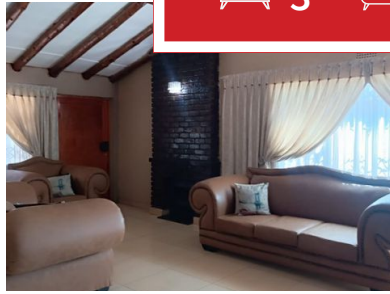
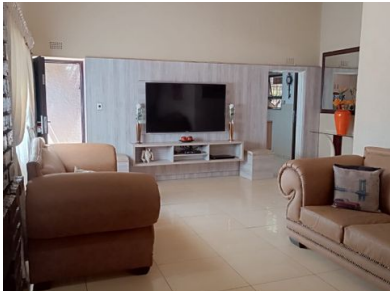




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### 3 Bedroom House For Sale in Witpoortjie

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:

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**Monthly Bond Repayment**

R15,998.92

Calculated over 20 years at 11%  
with no deposit.

**Bond Costs**

R28,990.00

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

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**Transfer Costs**

R47,285.00

**Monthly Rates**

R2,162



**INTERIOR**

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

**EXTERIOR**

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

**SIZES**

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



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