ENNIKESTATES

PRIME RESIDENTIAL REAL ESTATE

Debra Mann
083 666 5087
debra.mann@ennikestates.co.za

Contact **Johannesburg (Ennik Estates)**

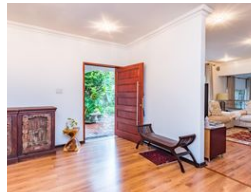## 011 788 0688

65 Worcester Road
Parkwood
2193
Johannesburg

UNDER OFFER

SOLE MANDATE

Web Ref EN01-4574

R2,899,000

🛏 4   🛁 2   🚗 2

Monthly Bond Repayment R29,923.14
Calculated over 20 years at 11% with no deposit.

Transfer Costs R151,975.00   **Bond Costs** R42,185.00
These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Rates R1,376

A Home of Comfort & Style

Discover a haven of elegance and comfort nestled within Blairgowrie's exclusive, boomed-off area. This beautifully presented home is meticulously designed for family living, seamlessly blending timeless charm with modern amenities.
The heart of the residence features spacious, open-plan living areas. A welcoming dining area flows effortlessly into a comfortable lounge, complete with a fireplace, perfect for cosy gatherings. A few steps down reveal a versatile pyjama lounge or home office, offering adaptable space to suit your lifestyle.

The home boasts four generously sized bedrooms, with wood laminate flooring and mirrored built-in closets. Two bedrooms are equipped with air conditioning for enhanced comfort. A hallway leads to three of these bedrooms and a family bathroom, complete with a corner bath and...

Features

Pets Allowed   Yes

Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Land Size	992m²
Bathrooms	2	Carports / Parkings	1		
Recep. Rooms	2	Security	Yes		
Studies	1	Dom. Accom.	1		
Furnished	No	Pool	Yes		
		Views	No		

Extras
Wooden Floors, Tiled Floors, Concrete Screed Floors, Burglar Bars, Aluminium Window Frames, Open-Plan Lounge, Pyjama Lounge, Wood-Burning Fireplace, Open-Plan Dining Room, Caesar Stone Counter-Tops, Prep Bowl, 4-Plate Gas Hob, Electric Oven, Centre Island, Double Sink, Covered Patio, Mirrored Cupboard Doors, Walk-in Dressing Area, Corner Bath Tub, Automated Garage Door, Glass Wall Heater, 5000 Litre Water Storage, 8KVA Inverter / 3 Batteries / 12 Solar Panels, Solar Heated Swimming Pool