

## PRIME RESIDENTIAL REAL ESTATE



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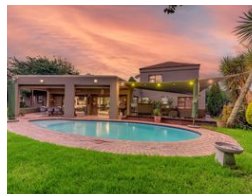
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65 Worcester Road  
Parkwood  
2193  
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SOLE MANDATE

Web Ref EN01-4587



# R3,499,000

 4  3  2

**Monthly Bond Repayment** R36,116.27

Calculated over 20 years at 11% with no deposit.

**Transfer Costs** R221,604.00 **Bond Costs** R47,840.00

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

**Monthly Rates** R1,546

## An Entertainers Luxurious, Contemporary Home.

Negotiations from R 3 499 000, Seller asking R 3 800 000.

Designed for effortless modern living, this beautifully appointed home boasts four bright and airy bedrooms, complemented by three generous reception rooms. The seamless integration of indoor and outdoor spaces creates a warm and welcoming environment, ideal for both everyday living and entertaining.

The living areas open onto a spacious, enclosed patio complete with a custom-built bar, pool table, and built-in gas braai—perfect for relaxed weekends and vibrant gatherings. The landscaped, light-filled garden surrounds a sparkling pool and inviting deck, offering a tranquil space for family and friends to connect.

Additional Features:

- Versatile staff accommodation (ideal as a 5th bedroom or guest suite)
- Double automated garage

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## Features

Pets Allowed		Yes			
Interior		Exterior		Sizes	
Bedrooms	4	Garages	2	Floor Size	400m <sup>2</sup>
Bathrooms	3	Carports / Parkings	3	Land Size	1,564m <sup>2</sup>
Recep. Rooms	2	Security	Yes		
Studies	1	Dom. Accom.	1		
Furnished	No	Pool	Yes		
		Views	No		

### Extras

Tiled Floors, Laminated Floors, Aluminum Window Frames, Open-Plan Lounge, Open-Plan Dining Room, Gas Burning Fireplace, Wood Cabinetry, Stone Counter-Tops, Double Sink, Space for Appliances, Gas Hob, Walk-in Pantry, Covered Patio, Fan, Double Basins, Bar Area, Gas Braai, Burglar Bars, Exterior Beams, Prepaid Electricity, Geyser App, Drop Down Blinds, Entertainment Area