

## 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

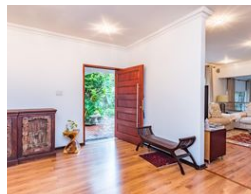
## 4 Bedroom House For Sale in Blairgowrie

UNDER OFFER



SOLE MANDATE

Web Ref EN01-4574



**R2,899,000**

4 Bedrooms 2 Bathrooms 2 Carports

**Monthly Bond Repayment** R29,431.49

Calculated over 20 years at 10.75% 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 992m <sup>2</sup>
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

