

INFORMATION PACK

FOR

SILVER WOODS COUNTRY ESTATE

MODERN 4 BED

FAMILY HOME

73 OAKWOOD CLOSE, SILVER WOODS COUNTRY ESTATE, GAUTENG



ON-SITE AUCTION – Wednesday, 21 June @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PTN 0 OF ERF 112, SILVER WOODS COUNTRY ESTATE, GAUTENG - JR

**Known As: 73 OAKWOOD CLOSE, SILVER WOODS COUNTRY ESTATE,
GAUTENG**

Title Deed: T17066/2007

Extent: 1050m²

Local Authority: KUNGWINI LOCAL MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The Seller is NOT Registered for VAT

Zoning: RESIDENTIAL

Rates & Taxes: ± R3 320.99 p/m | Levies: ±R1 834.32 p/m



Property Description

This large home is situated in the popular Silver Woods Country Estate providing safe and secure living. With its elegant interior and spacious exterior, this home makes for very comfortable living.

This house offers spacious living areas, including an open plan kitchen, living and dining room perfect for hosting and entertaining guests. The kitchen has modern finishes, ample storage and counter space, and a separate scullery. The living area is filled with natural light, creating a warm and welcoming atmosphere. The spacious office downstairs is perfect for working from home.

Upstairs is a pajama lounge, 3 spacious bedrooms, and 2 bathrooms with quality fittings and finishes adding a touch of luxury. The main bedroom has a full ensuite bathroom and a walk-in closet. All the bedrooms have access to a covered balcony overlooking the garden. There is a separate work area which has the potential to be converted into an additional bedroom.

The house has an enclosed patio with a built-in braai and roller shutter doors leading out to the garden and swimming pool.

The backyard of this house is a true gem, with ample space for children to play, pets to roam, and family and friends to gather for outdoor activities.

The Silver Woods Country Estate is extremely safe with 24h security. Situated near Hazeldean Shopping Centre, Silver Oaks Crossing, Glen Village, 6 km from Wilgers Hospital, and there is an Intercare Medical Facility just down the road. Schools in the area include nurseries, Curro High and Primary, Lynnwood Ridge Primary, Wilgers Hoër, and Willow Ridge High.

In conclusion, this 4-bedroom house in Silver Woods Country Estate is the perfect family home. With its high-quality finishes, spacious living areas, large backyard, and excellent location, it offers a luxurious and comfortable lifestyle for any family.

Extras include a private entrance from the panhandle, 3 garages, and ample parking space.

This Property Offers

House

- 4 Bedrooms
- 3.5 Bathrooms
- Pajama Lounge
- Lounge
- Dining Room
- Kitchen
- Office / Study
- Undercover Patio
- Braai Area
- Swimming Pool
- 3 Garages
- 24 Hour Security (Estate)
- Scullery

Photos









SILVER WOODS COUNTRY ESTATE – CLASS, STYLE, DISTINCTION



There's a new buzz in the east of Pretoria and it's called Silver Woods Country Estate.

Silver Woods is a prestigious security estate situated on 36 Ha of prime real estate bordering the northeastern boundary of Silver Lakes on one side and the Farm Inn on the other. The property is ideally situated with easy access out of Silver Lakes Drive.

Silver Woods is surrounded by other successful new estates which will result in an influx of 25,000 people over the next decade.

Access to the N4 highway is only 6 km away, allowing for fast and easy access to Pretoria Central or any other destination for that matter.

Security

The estate is enclosed with a solid, electrified security wall with strict access control utilizing the latest security measures throughout the estate. Regarding security as a high priority, the services of a specialist security consultant have been used to ensure the use of the latest technology.

Silver Woods Office Park and Nursery School

Bordering the estate is the Silver Woods Office Park, an 18,000 square meter office park comprised of 6 free-standing buildings of approximately 3,000 square meters each. The office park incorporates a purpose-designed nursery school building catering for all preschool ages which opened in January 2011.

Return on Investment

Those that bought stands when the estate launched have seen a 285% return on investment

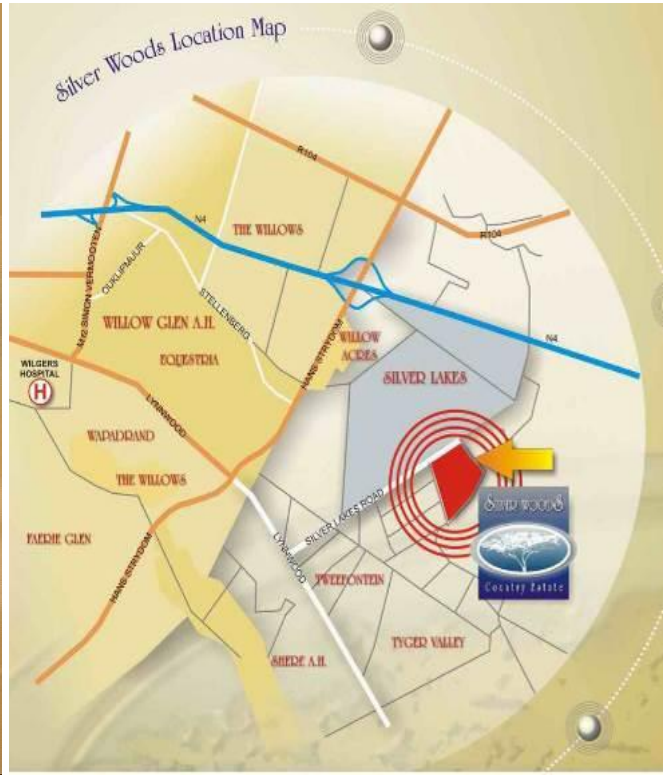
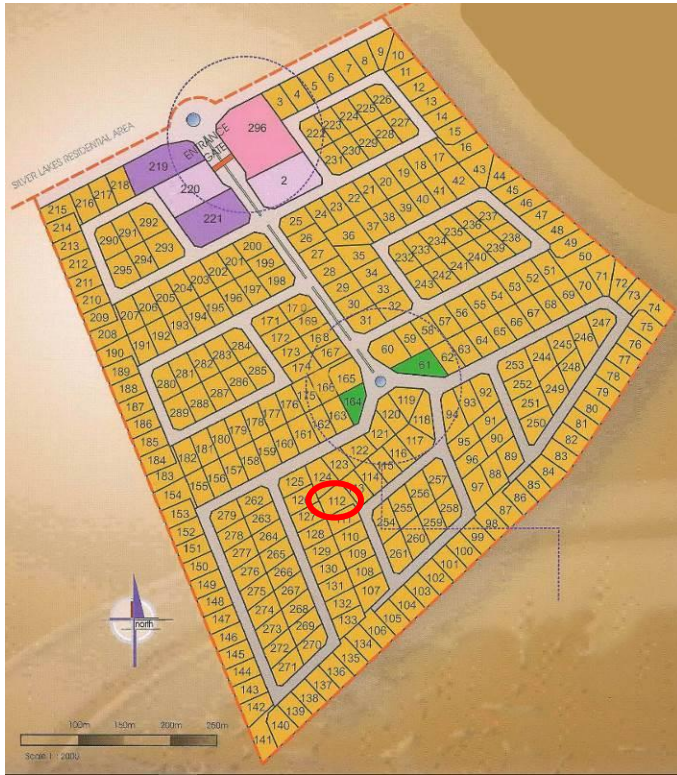
Class, Style, Distinction

The developers, Garnat Properties, have planned the estate in such a way that it has the feel of a village and to this end, all building work is subject to a strict architectural and aesthetics specification which is incorporated in the rules of the Silver Woods Home Owners Association of which all stand owners are members.

The estate has 290 stands ranging in size from 850 square meters to 1000 square meters with only one dwelling per stand. No subdivisions of stands will be allowed. Strict specifications are laid down governing all aspects of builders and contractors to minimize their inconvenience to the estate. All building plans will first have to be approved by the Silver Woods Home Owners Association.

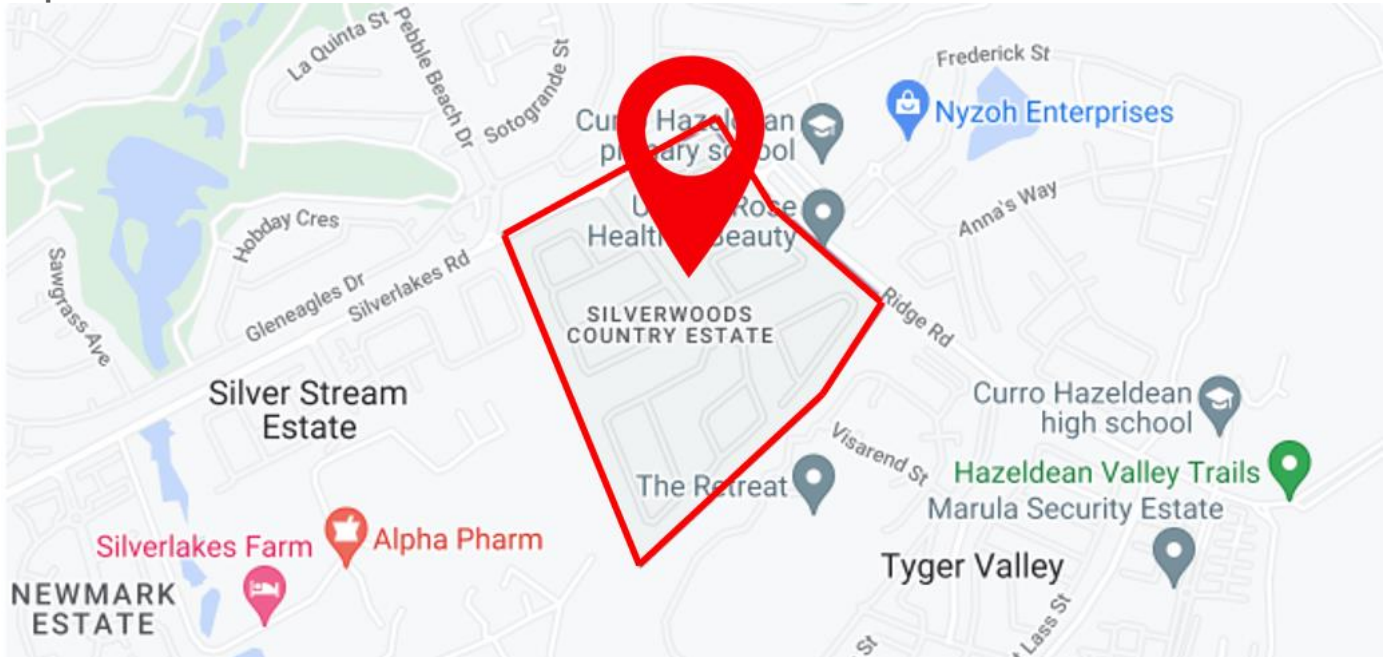


The sounds of lions and other wildlife can often be heard from the vicinity of Farm Inn where 23 species of wild animals are kept at the private game sanctuary. The Farm Inn is currently involved in a cheetah breeding program carried out on the Farm Inn's grounds. Many of these species can be viewed by going on a game drive with one of the hotel's experienced game rangers.



<https://silverwoods.co.za/>

Map





GPS Co-Ordinates 25°46'48.4"S 28°22'35.2"E
-25.780097, 28.376437

Terms & Conditions

- Registration (and viewing) opens one hour prior to the commencement of the Auction.
- Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.
- 5% Deposit payable on the fall of the hammer.
- 10% Commission, + VAT on Commission, payable on the fall of the hammer.
- 45 Days for Guarantees.
- 7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

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