

INFORMATION PACK

FOR

WOODHILL GOLF ESTATE MODERN 4 BED HOME

12 GLENVISTA CLOSE, WOODHILL GOLF ESTATE, PRETORIA EAST



ON-SITE AUCTION – Wednesday, 20 September @ 11h00

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www.bideasy.co.za



WOODHILL

RESIDENTIAL ESTATE & COUNTRY CLUB

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



Woodhill Residential Estate and Country Club rank amongst the top 100 most prestigious golf courses.



A world-class and uniquely playable course that both young and old, amateur, or pro players, can enjoy all year-round.

Property Information

Title Deed Information –

PORTION 0 OF ERF 685, PRETORIUS PARK EXT 8, GAUTENG - JR

Known As: 12 GLENVISTA CLOSE, WOODHILL GOLF ESTATE, PTA EAST

Title Deed: T57717/2016

Extent: 1000m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Woodhill Golf Estate is prestigious and exclusively located in Pretoria East, nestled within the scenic surroundings of the Woodhill Golf Course. This gated community offers a unique blend of luxurious living and natural beauty.

With its well-maintained streets, lush greenery, and top-notch security, Woodhill Golf Estate is highly sought after by residents who value privacy, tranquility, and a high standard of living.

The centerpiece of the suburb is the Woodhill Golf Course, an 18-hole championship course known for its stunning fairways, challenging design, and picturesque views.

Woodhill Estate Facilities - Curro College, Golf 9 & 18 Hole, Tennis Courts, Squash Courts, Beauty Salon, Conference Facilities, Boardroom Facilities, Restaurant.



Property Description:

Beautiful 4 Bedroom Home nestled within the prestigious Woodhill Golf and Residential Estate, with state-of-the-art security and access control. Walking distance from Pretoria East Hospital, Parkview Shopping Centre, Woodlands Mall, and excellent schools. The estate is also on major bus routes and close to the N1 and N4 motorways.

This modern double-story property offers open-plan living spaces with a well-designed kitchen that has ample storage and cupboard space with a separate scullery and pantry. The living and dining rooms have direct access to the large, enclosed entertainment area that walks out onto an established garden with a swimming pool next to a covered patio.

Upstairs you will find 4 bedrooms with ample cupboard space and 3 modern bathrooms. Two of the bedrooms are ensuite and the other two bedrooms share a full bathroom. This family residence effortlessly blends comfort, style, and luxury.

Downstairs is a spacious study with a beautiful built-in bookshelf which can also be used as an office space, family room, or additionally as a 5th bedroom. There are also 2 separate guest toilets and a utility room.

The home is complete with two double garages, staff quarters equipped with a bathroom as well as ample parking space.

The beautiful estate and golf course offers peaceful surroundings and a safe environment to explore outdoors.

There is a lease in place which expires on 30 November 2025 with a monthly rental income of R37 000.00pm with an annual escalation of 5%.

This Property Offers:

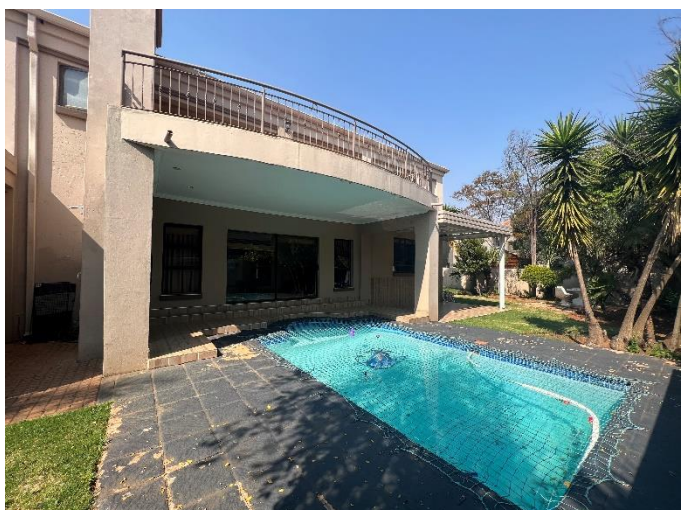
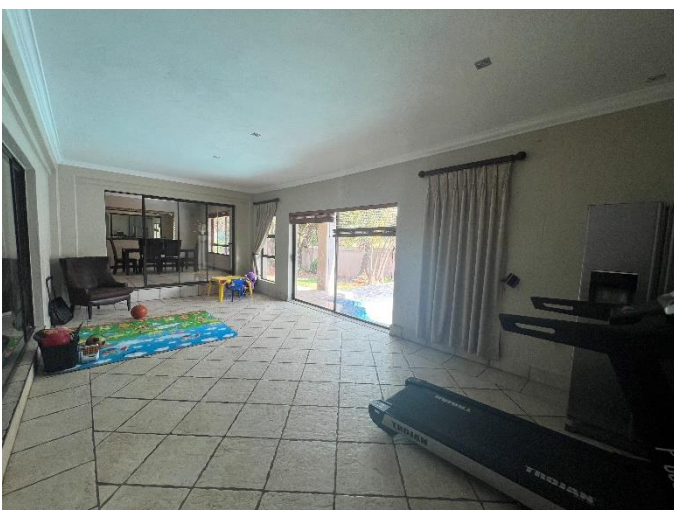
- 4 Bedrooms
- 3 Bathrooms (2 Ensuite)
- 2 Guest Toilets
- Dining Room
- Lounge
- Kitchen
- Scullery
- Pantry
- Balcony
- Entertainment Area
- Covered Patio
- Garden
- Pool
- 2 x Double Garage
- Staff Quarters with Bathroom

Rates & Taxes: ±R3 341 pm / Levy: ±R3 300 pm

Photos





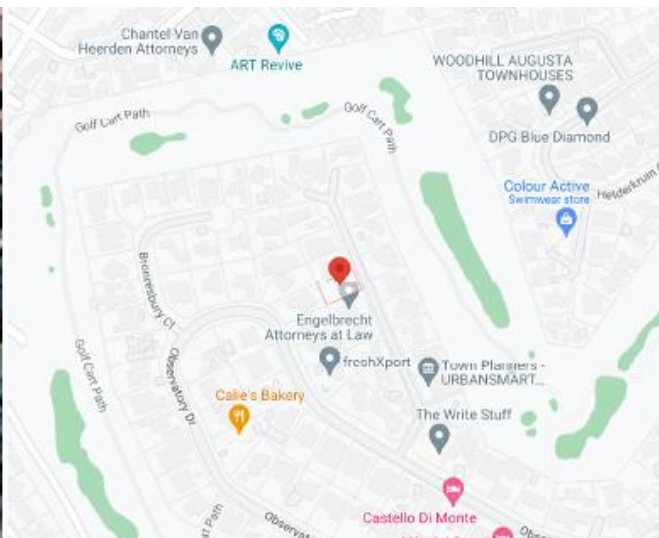




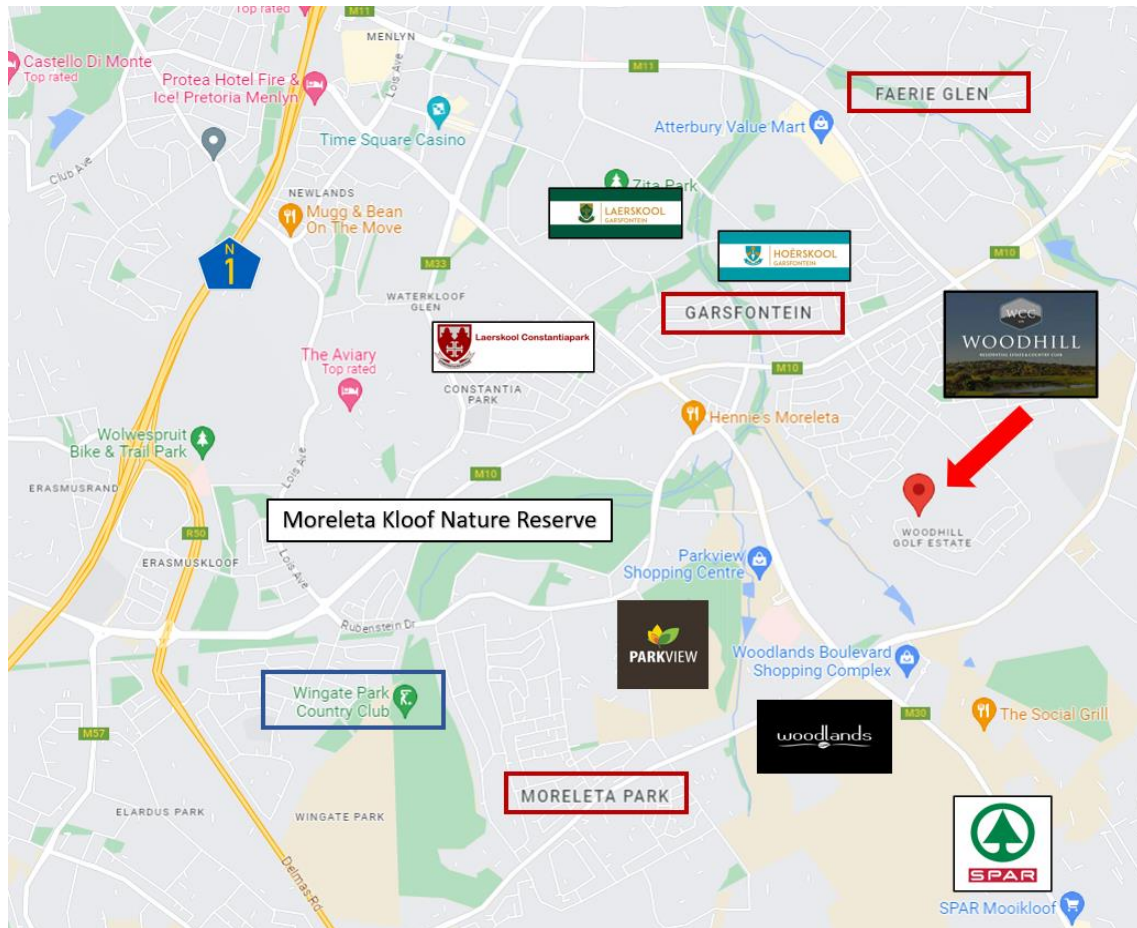
Aerial



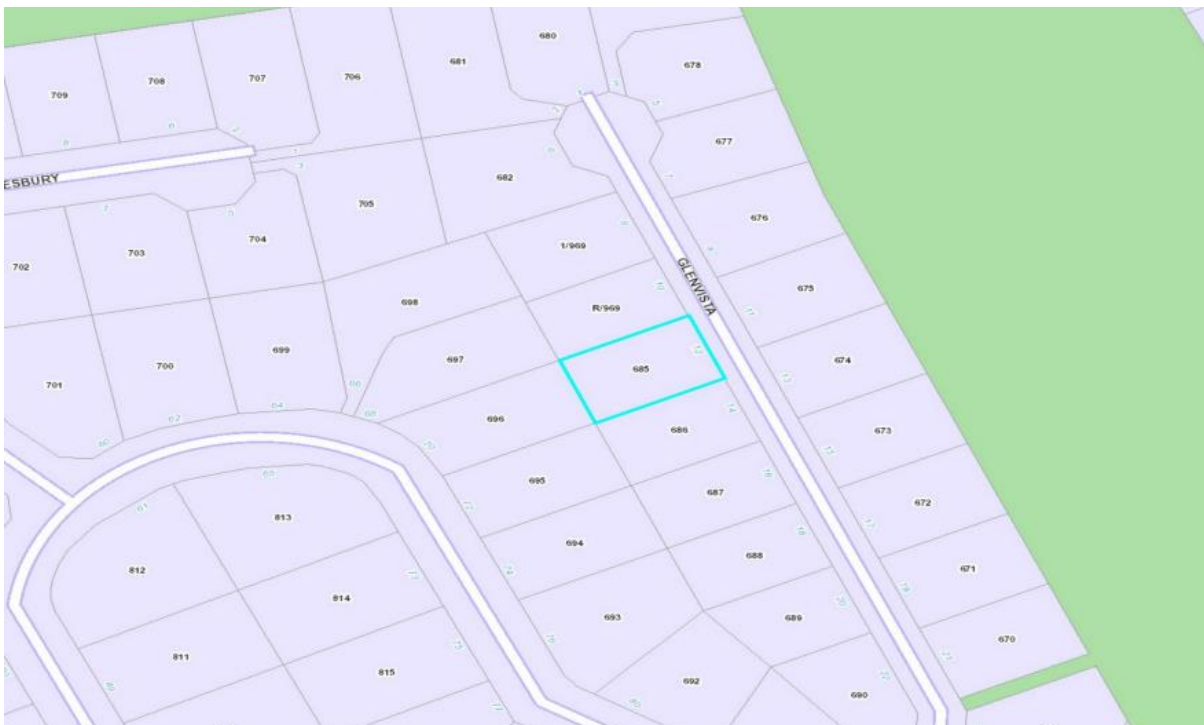
Map



GPS Co-Ordinates 25°48'48.3"S 28°18'51.9"E
-25.813417, 28.314425



GIS



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when pre-registering to bid. On request, we will forward the registration form with FICA requirements.

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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Disclaimer

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.