

INFORMATION PACK

FOR

LUXURY WATERFRONT ESTATE

5 BED MODERN HOME

ENTERTAINMENT AREA

207 HEDGEHOG ROCK, PENINSULA ON THE VAAL, ORANJEVILLE



ON SITE AUCTION – Thursday, 11 July 2024 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 207 OF FARM VAALDAM SETTLEMENT 1777, FREESTATE – HEILBRON RD

**Known As: 207 HEDGEHOG ROCK, PENINSULA ON THE VAAL,
ORANJEVILLE**

Title Deed: T2928/1999

Extent: 3.7004Ha

Local Authority: METSIMAHOLO LOCAL MUNICIPALITY

Registration Division: HEILBRON RD

Province: FREESTATE

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL

ON THE BANKS OF THE VAAL DAM WITH SPECTACULAR VIEWS OF THE WATERFRONT!

This picturesque 3.7004 Ha property situated in the **exclusive Peninsula on the Vaal Estate** features lavish amenities and breathtaking natural beauty with its prime water frontage and panoramic views along the scenic Vaal Dam, just outside Sasolburg, Vanderbijlpark & Vereeniging.

Surrounding towns include Deneysville, Parys, Sasolburg, Vanderbijlpark, Oranjeville etc.

The extensive property has a remarkable waterfront entertainment area, an exquisite **luxury home**, a boat launch and boat garage, and a private helipad with a hanger. There is also a tandem double garage with storage space for all your water sports gear.

Waterfront Entertainment Area:

The expansive entertainment area features an entertainer's paradise complete with an indoor and outdoor braai area, a fire pit with a pizza oven, and a stunning built-in bar with exquisite views. The bathroom has modern amenities ensuring convenience and luxury.

The doors seamlessly open to reveal the swimming pool, garden, and play area for children, complete with a trampoline.

Poolside and Dam Adventures:

The large established garden surrounding the sparkling swimming pool has an automated sprinkler system. The **boat launch area** makes it easy to explore the dam and enjoy water sports.

Luxury Home:

This beautiful home has a perfectly planned layout with lavish amenities and finishes. There are 4 spacious bedrooms, 3 thoughtfully designed bathrooms, and a guest toilet that flawlessly blends comfort with elegance. The house also has a 5th bedroom with a full bathroom which has a separate entrance from the house and serves as a guestroom.

The solid wood open-plan kitchen is equipped with modern appliances including a gas stove and is complemented by a scullery and a pantry.

The modern open-plan living area boasts a spacious lounge and dining room which has natural light that floods through high-ceilinged spaces and leads to a patio with beautiful views of the Vaal Dam.

This waterfront property blends luxury and the beauty of nature. The spacious garden surrounds the residence and sets the stage for a remarkable indoor-outdoor living experience.

This property also has all the essential utilities, including a borehole, a 30 KVA generator, 3-phase electricity, Eskom power supply, and robust security measures comprising alarms and 13 cameras.

This property has so much potential and can be used as a:

- Guest lodge
- Weekend getaway or holiday estate
- Spacious family home
- Or even as a potential holiday retreat.

The seller may elect to sell the loose assets such as furniture, appliances, etc. in the property, after the sale of the property.

Rates & Taxes: ± R2,119.81 | Levy: ± R1,500.00

ACTIVITIES at the Vaal Dam

The Vaal River / Dam offers many things to do to keep the whole family entertained:

- Various water sports - water skiing, canoeing, sailing, kite surfing
- Fishing
- Bird watching
- Deneysville Golf Course
- Casino
- Vaal Dam Nature Reserve

Property Description:

House

- 5 Bedrooms
- 4.5 Bathrooms
- Guest Toilet
- Kitchen
- Lounge Area
- Dining room Area
- Patio
- Tandem Double Garage (\pm 4 vehicles)
- Staff Room

Entertainment Area

- Indoor & Outdoor Braai Area
- Large Patio
- Dining Room Area
- Lounge Area
- Bar Area
- Bathroom
- Swimming Pool
- Fire Pit
- Children Play Area

Extra Utilities:

- Borehole
- 30 KVA Generator
- 3-Phase Electricity
- Robust Security System including 13 cameras and alarms.
- Helipad
- Pump House

Boat Launch Area

- Boat Launch
- Lapa

Aerial Shot





Photos - Entertainment Area



Photos - House



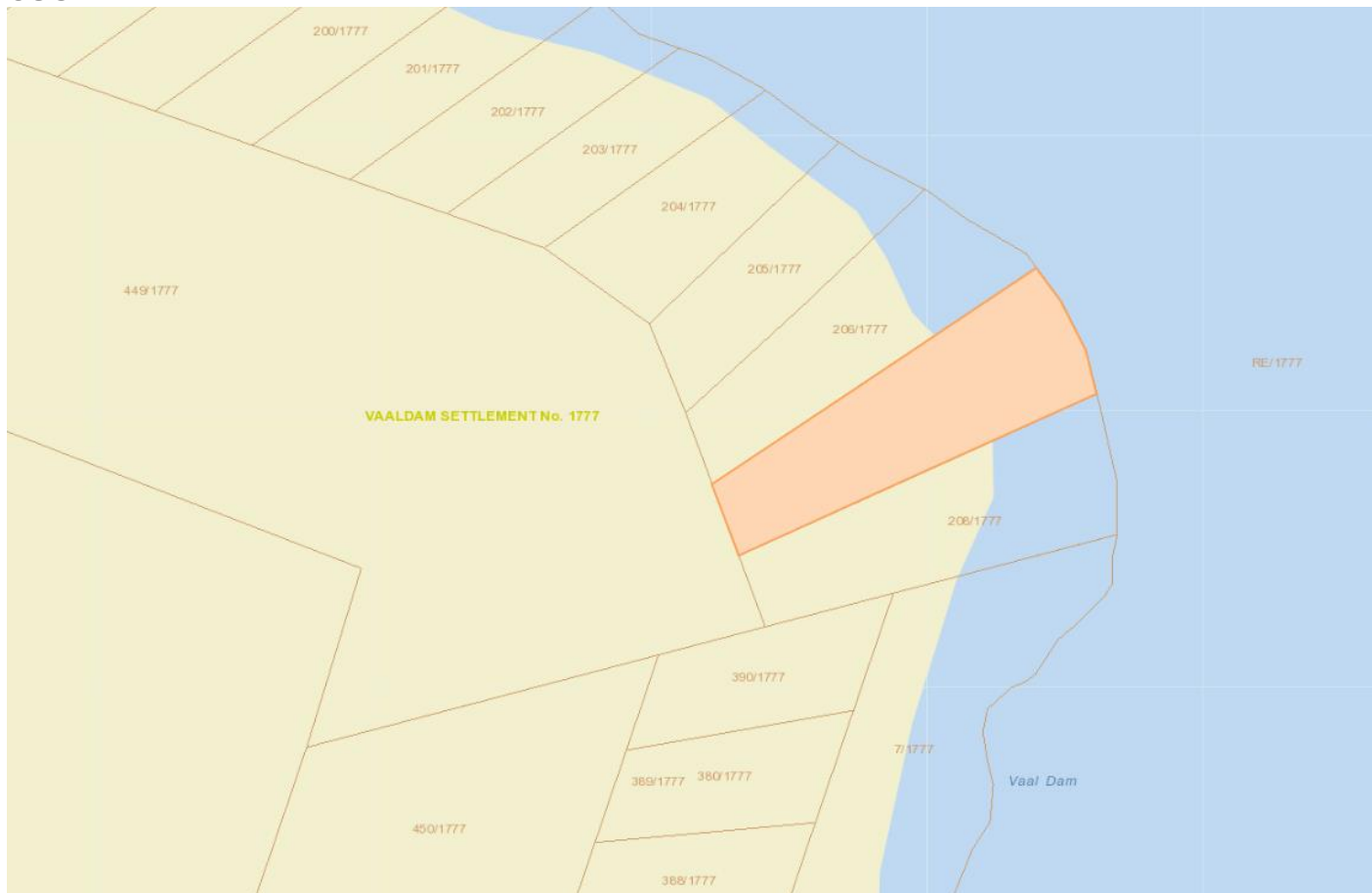




Photos – Double Tandem Garage, Boat Launch Area, Helipad with Hanger & Pump House



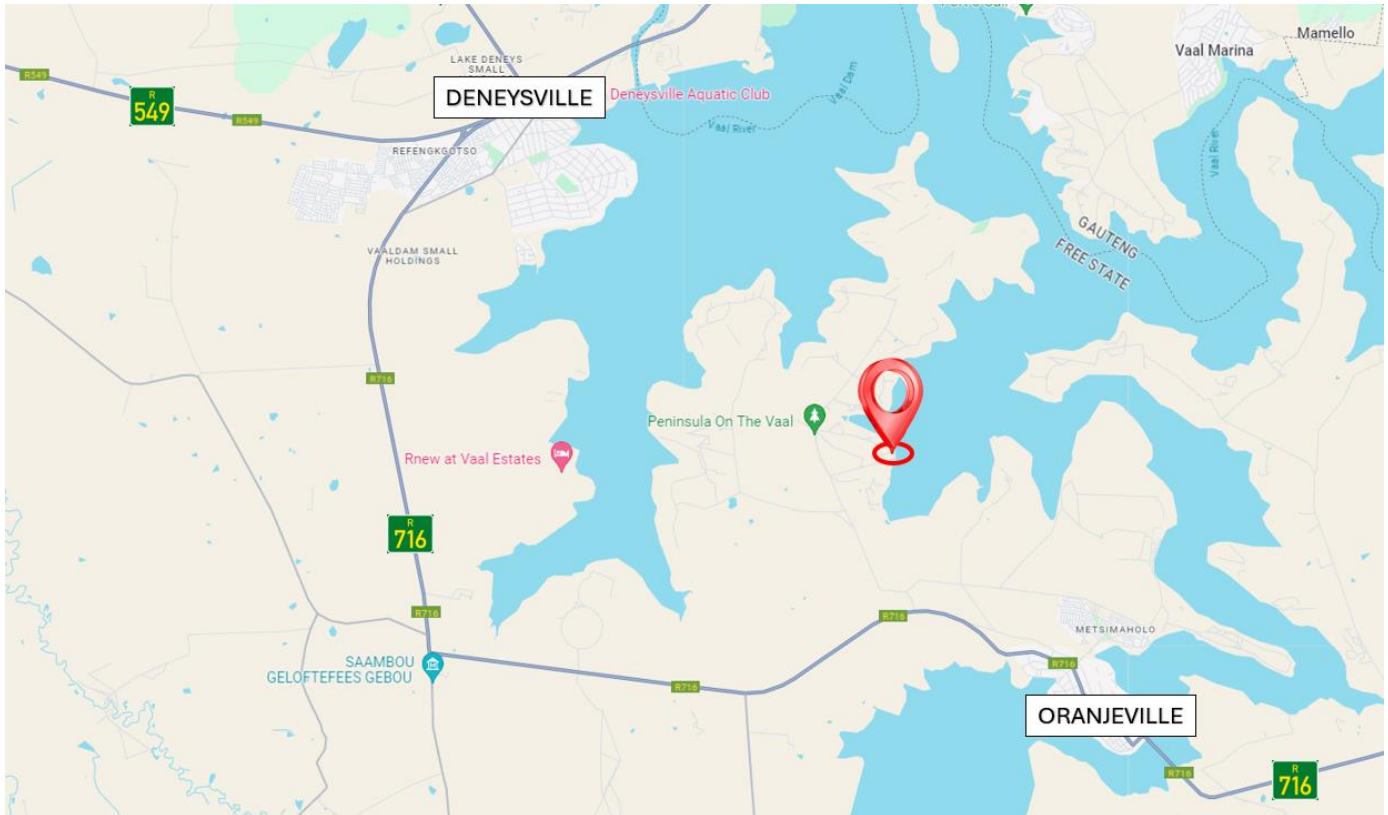
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Map



**GPS Co-Ordinates 26°56'47.7"S 28°09'57.9"E
-26.946589, 28.166090**



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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