

INFORMATION PACK

FOR

LARGE 4 BED HOUSE **SOLD LOCK, STOCK AND BARREL** WELTINA ESTATE – VAAL DAM

NO. 92, WELTINA ESTATE, ORANJEVILLE



ON SITE AUCTION – Wednesday, 11 September 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 92 OF FARM VAALDAM SETTLEMENT 1777, FREESTATE – HEILBRON RD

Known As: NO. 92, WELTINA ESTATE, ORANJEVILLE

Title Deed: T25694/2002

Extent: 8390m²

Local Authority: METSIMAHOLO 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 VIEWS OF THE WATERFRONT!

This **expansive property** is situated in the secure **Weltina Estate** between Deneysville and Oranjeville in the Free State.

Weltina Estate is a tranquil holiday resort with private homes as well as a caravan park with fishing and camping facilities. The estate is situated on **the banks of the Vaal Dam** which is easily accessible from the R716 and features breathtaking natural beauty with water frontage of the scenic Vaal Dam.

The house has exceptional wooden finishes and boasts a remarkable indoor-outdoor living experience with beautiful views.

The main house consists of 3 bedrooms. The main bedroom is situated on the upper level. Downstairs you will find the other 2 bedrooms and a full bathroom equipped with a bath, shower, basin and toilet.

The open-plan kitchen is fitted with wooden cupboards and flows into the spacious lounge with a fireplace.

The house has a **large inside entertainment area** with a built-in braai, kitchenette, bathroom, bar area, and jacuzzi that opens to the outside area where a second entertainment area with a built-in braai is located with exceptional views of the Vaal Dam.

The property has a boat house with a storage- and laundry room. There is a 4th bedroom located on the upper level of the boathouse with a balcony overlooking the Vaal Dam. This bedroom has a separate entrance with access to a kitchenette and a bathroom located at the main house.

This property also has all the essential utilities, including a borehole with a water tank, Eskom power supply, and 2 garages with lots of storage. The spacious garden surrounds the residence.

The estate has a communal borehole that is available for residents to use. There is no clubhouse or communal boat launch areas available in the estate and the use of the Vaal Dam is at your own peril.

This holiday home presents the perfect opportunity for a family or group of friends looking for a tranquil getaway from city life.

Rates & Taxes: ± R1,428.57 p/m | **Levy:** ± R500.00 p/m

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
- Fishing
- Bird watching
- Deneysville Golf Course
- Casino
- Vaal Dam Nature Reserve

Property Description:

House

- 4 Bedrooms
- 2 Bathrooms
- Kitchen (with scullery)
- Living Room
- 2 Double Garages
- Entertainment Areas

Inside Entertainment Area

- Spacious Layout
- Built-in Braai
- Jacuzzi

Outside Entertainment Area

- Deck area with views
- Built-in Braai

Extra Utilities:

- Borehole
- Water tank
- 3 Phase Electricity

Aerial



Photos - Exterior



Photos - Main House


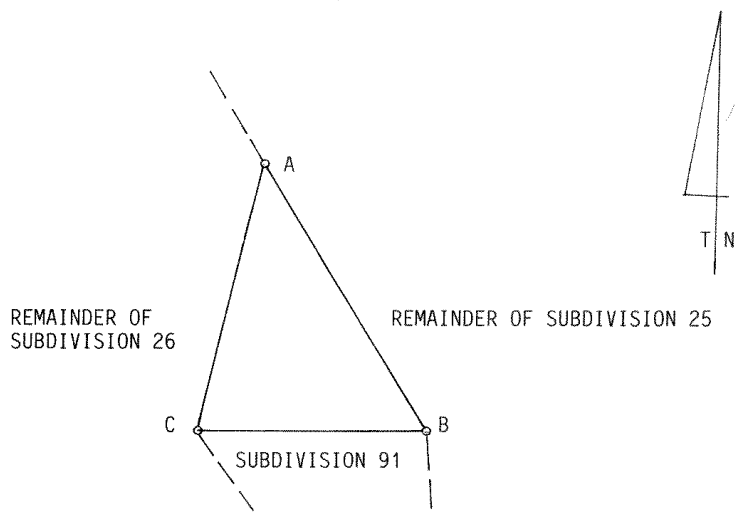




Photos – Boat House

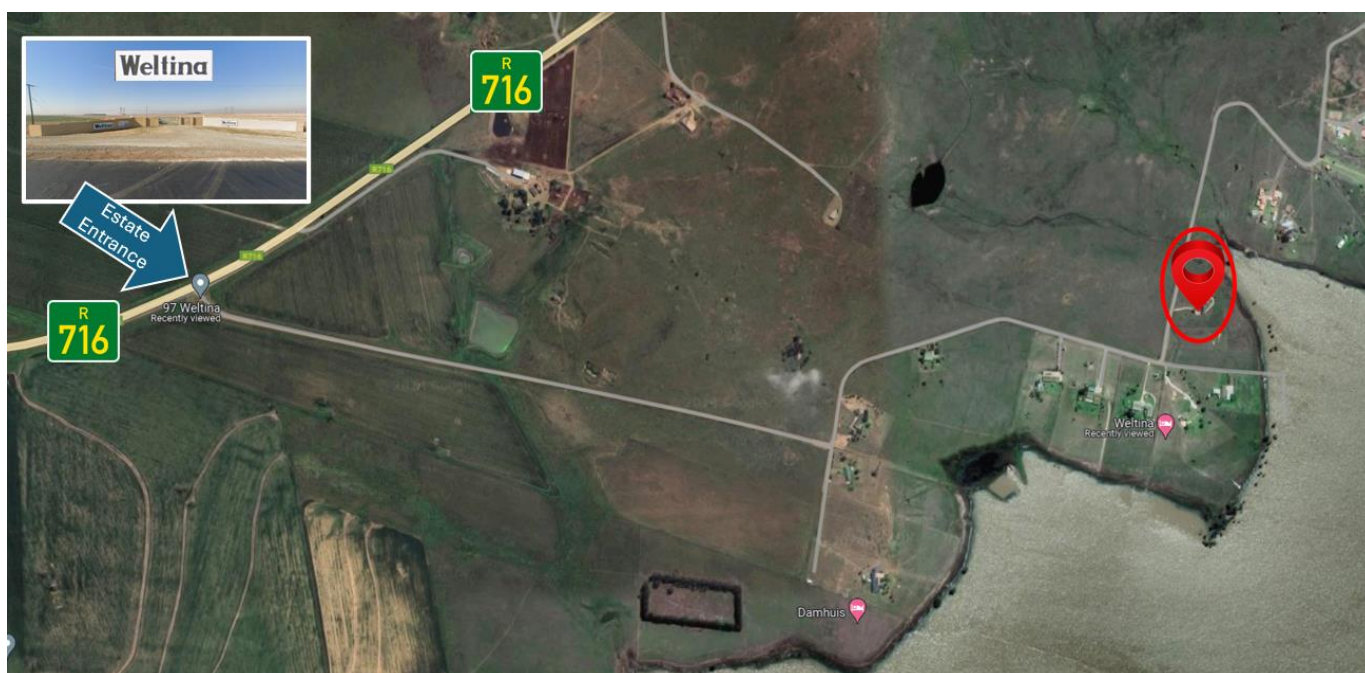


SG Diagram

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No. 1414/1994
		Y	X	
	Constants	0,00	+ 2 900 000,00	Approved  for Surveyor-General. 31.8.1995
AB	166,21 328 40 57	A + 82 694,58	+ 86 206,18	
BC	117,97 89 50 15	B + 82 608,18	+ 86 348,17	
CA	145,79 192 30 25	C + 82 726,15	+ 86 348,51	
	(RESTART) TR 78	△ + 82 602,99	+ 84 429,41	
	(VER 51) TR 529	△ + 82 749,07	+ 84 046,84	
DESCRIPTION OF BEACONS A,B,C 20mm Iron peg				
				
SCALE 1:3000				
The figure ABC represents 8 390 Square metres of land, being Subdivision 92 (of 26) of the ^{Consolidated} farm Vaaldam Settlement No. 1777 situate in the Administrative District Heilbron Province of Orange Free State. Framed in terms of Section 39 of Act 9 of 1927 in JUNE 1995				
Surveyed in _____ by me, Professional Land Surveyor P E van Zyl PLS0963				
This diagram is annexed to No. T 25694/2002 dated 25/10/2002 i.f.o. Registrar of Deeds.		The original diagram is No. 645/1959 annexed to Transfer/Grant No. 51/1969		File No. Heilbron 1777 S.R. No. 367/1994 Comp. IR-7C IR-7C-24/B- A12/1/8/1/2/104 DD.1995.06.13

92/HEILBRON/1777

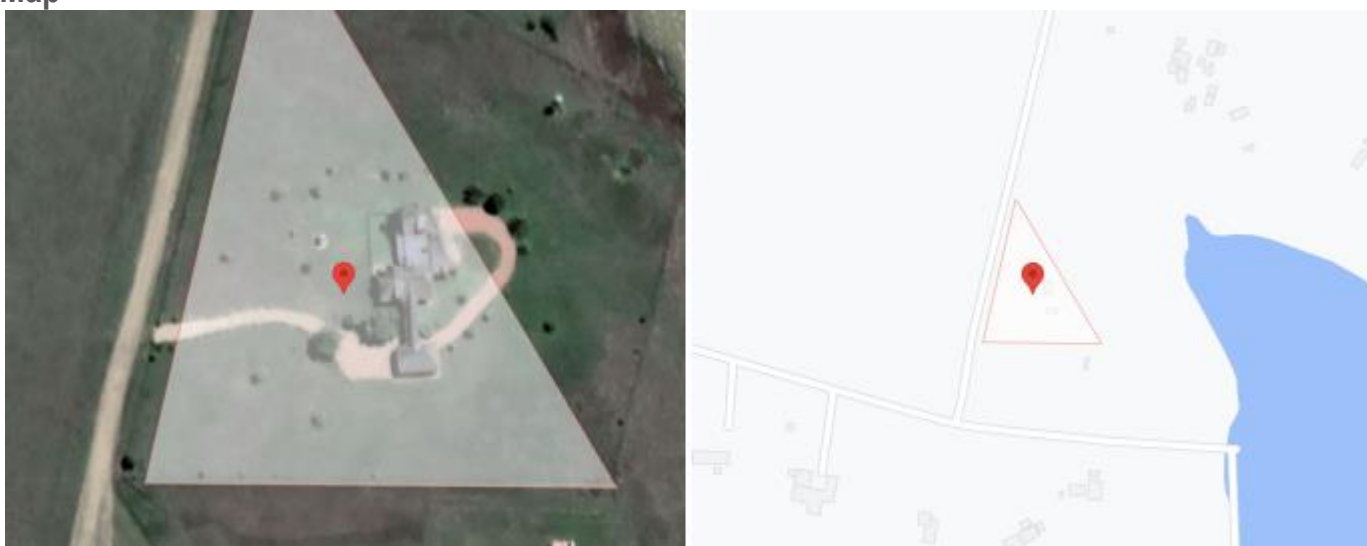
Aerial Shot



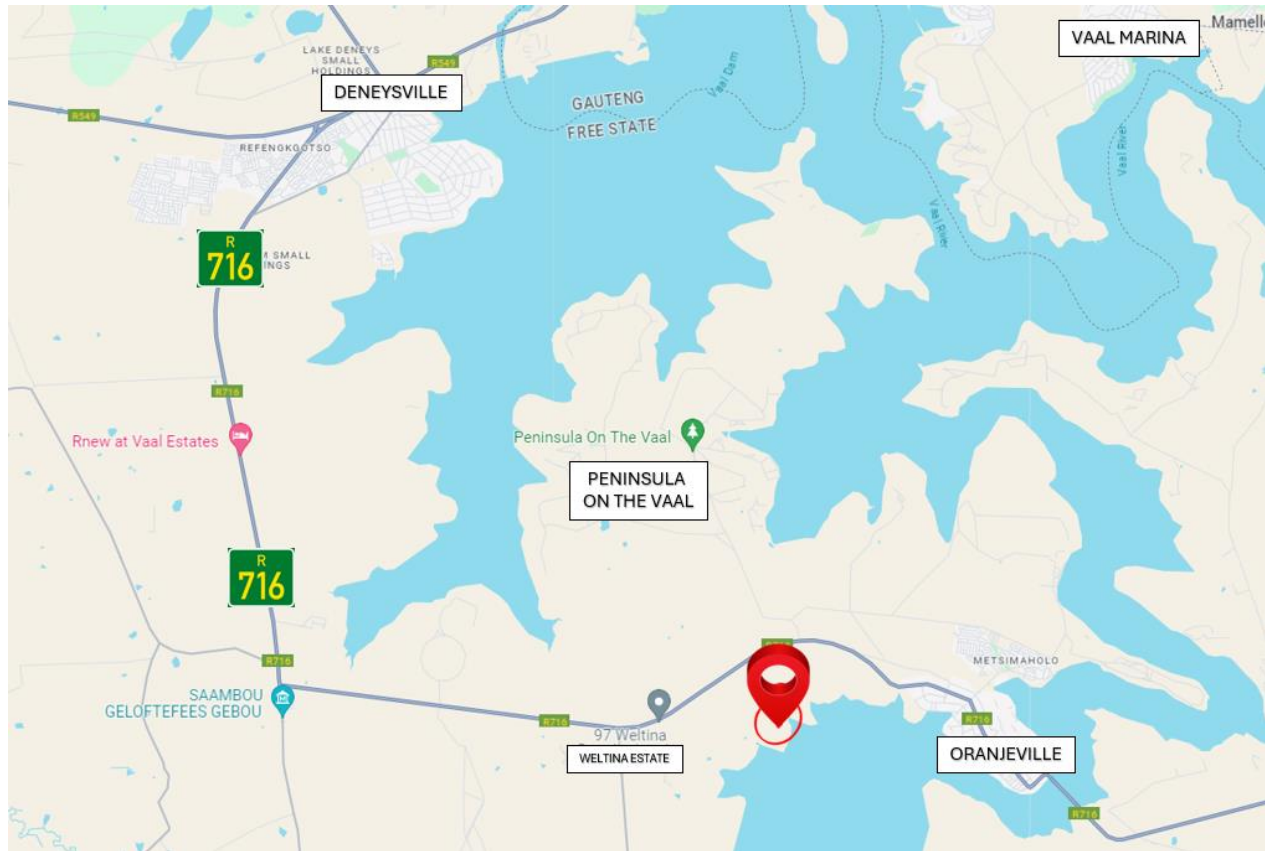
CSG



Map



GPS Co-Ordinates 26°59'17.5"S 28°10'00.7"E
-26.988206, 28.166852



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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