

******* MUST SELL *******

INFORMATION PACK

FOR

SHEFFIELD RIDGE

7 BEDROOM SUITES LUXURY ESTATE HOME

539 SHEFFIELD RIDGE ESTATE, PINE LAKE DRIVE, WHITE RIVER



ON SITE AUCTION – Tuesday, 29 October 2024 @ 11h00

Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Title Deed Information –

PORTION 539 OF FARM WHITE RIVER 64, MPUMALANGA – JU

Known As: 539 SHEFFIELD RIDGE ESTATE, PINE LAKE DR, WHITE RIVER

Title Deed: T12834/2014

Extent: 9305m²

Local Authority: MBOMBELA LOCAL MUNICIPALITY

Registration Division: JU

Province: MPUMALANGA

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Location – White River Extension

White River Extension is known for its **upscale secure residential estates** and beautiful natural surroundings. Located in White River, Mpumalanga, it features a mix of luxury homes, scenic views, and access to amenities sought after amenities, including, **Uplands School & Collage, the Pine Lake Resort, White River Golf Course**. It is in **close proximity to the Kruger National Park**.

Residents typically enjoy access to the best golf courses, boutique shops, fine dining, and other leisure activities.

Sheffield Ridge is located in the **prime White River Extension** near the best schools, shopping centers, and recreational areas, making it easy for residents to access essential services. The estate is well on its way to becoming one of the last fully built luxury secure estates in the area, with very limited additional development possibility.

Property

7 Bedroom (all en-suite) luxury mansion nestled amidst the lush landscapes of the Lowveld and is situated in Sheffield Ridge Estate, White River, offering a harmonious balance of natural beauty and modern convenience.

This extraordinary property is the definition of luxury, boasting unparalleled features that redefine the standard of high-end living. Situated in an exclusive estate, this top-of-the-line residence offers an exceptional blend of modern design with breathtaking views over the rolling hills of the Lowveld.

All the bedrooms are en-suite with 2 on the ground level and 5 on the 1st floor. The main bedroom has a lounge and fireplace, his and hers dressing rooms and a magnificent bathroom with a private outdoor shower.

The multi-level home has a functioning elevator and the best finishes throughout. The entertainment areas are expansive and boast a large patio with a braai, a cinema room including the projector and screen, a large entertainment center on the lower level with a bar, lounge, toilet and games area. The entertainment area opens into the garden.

Property Details:

Ground Floor

- Formal Entrance
- Modern Bright Kitchen with built in Fridge / Freezer
- Pantry & Scullery
- 2 Bedrooms (en-suite)
- Formal Lounge
- Dining Room with Gas Fireplace
- Family Room
- Cinema
- Study
- Gym
- North Facing Large Patio with built-in braai and Kitchenette
- Elevator
- Children's Play Room

1st Floor

- 5 Bedrooms (all en-suite)
 - Pajama Lounge on the landing
 - TV Room
 - Patio's with Views
- ### Main bedroom suite
- Bedroom
 - Private Lounge with Gas Fireplace
 - His & Her's Dressing Rooms
 - Full Bathroom
 - Additional Private Outside Shower

Lower Level

- Large Games Room
- Lounge
- Bar
- Patio
- Cellar
- Guest Bathroom
- Kitchenette

Additional Features

- 4 Automated Garages
- Splash Pool
- Large Garden
- Large Garden
- Irrigation
- Borehole (not connected)
- 2 Staff Rooms, both en-suite

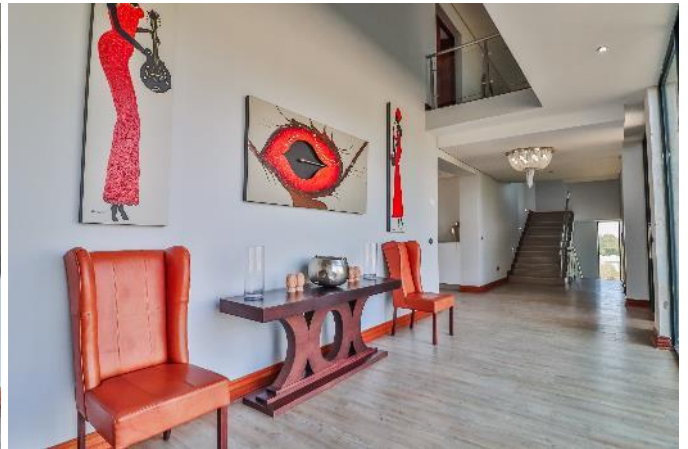
Rates & Taxes: ±R4 450.00p/m | **Levy:** ± R3 920.54p/m

Aerial





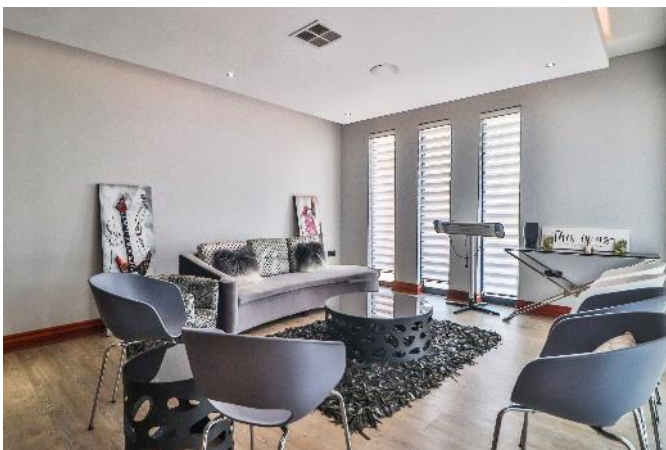
Photos











Map



GPS Co-Ordinates 25°17'16.4"S 30°59'36.5"E
 -25.287893, 30.993467



Terms & Conditions

Registration and viewing open 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:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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.