

INFORMATION PACK

FOR

5 BED FAMILY HOME SAVANNAH COUNTRY ESTATE

217 GOUDWILGER PLACE, SAVANNAH COUNTRY ESTATE, PRETORIA EAST



ON SITE AUCTION – Wednesday, 4 December 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

	PORTION 0 OF ERF 217, SAVANNAH COUNTRY ESTATE EXT 3, GAUTENG – JR
Known As:	217 GOUDWILGER PLACE, SAVANNAH COUNTRY ESTATE, PRETORIA EAST
Title Deed:	T118327/2008
Extent:	884m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

Remarkable 5-bedroom double-storey house nestled in the prestigious **Savannah Country Estate – Pretoria East** close to the N4, Curro Hazeldean, and various shopping centers.

This stunning residence boasts 5 bedrooms and 5 bathrooms, ensuring utmost comfort and privacy for all family members. The contemporary design of the home features an open-plan kitchen, dining and living areas.

As you step through the main entrance, you're greeted by a double volume hall. The expansive downstairs area boasts a main lounge and dining area that seamlessly flows into an elegant kitchen. The scullery was designed to accommodate multiple appliances, ensuring functionality and convenience. The lounge has stack doors that open to a covered patio and swimming pool.

There is an inside entertainment area with a built-in bar and second lounge with a guest bathroom which is perfect for entertaining family and friends.

Upstairs, you will find the pajama lounge with a balcony and guest toilet. The ensuite bedrooms located upstairs are complimented with luxurious finishes. The bathroom in the main bedroom is incomplete.

Outside, the house features a wrap-around paved area leading to a sparkling pool, perfect for outdoor relaxation and enjoyment. There are 2 x garages and ample parking in front of the property to meet your parking needs.

This house in Savannah Country Estate truly characterizes elegant living, blending modern amenities with timeless charm.

Rates & Taxes: ±R1,500.00 p/m | **Levies:** ±R1,300 p/m.

Property Details:

- 5 Bedrooms
- 5 Bathrooms
- 2 Guest Toilets
- Kitchen
- Scullery
- Pantry
- Dining Room
- Lounge
- Inside Entertainment Area
- Office
- Pajama Lounge
- Patio
- Balcony
- 2 x Garages
- Swimming Pool



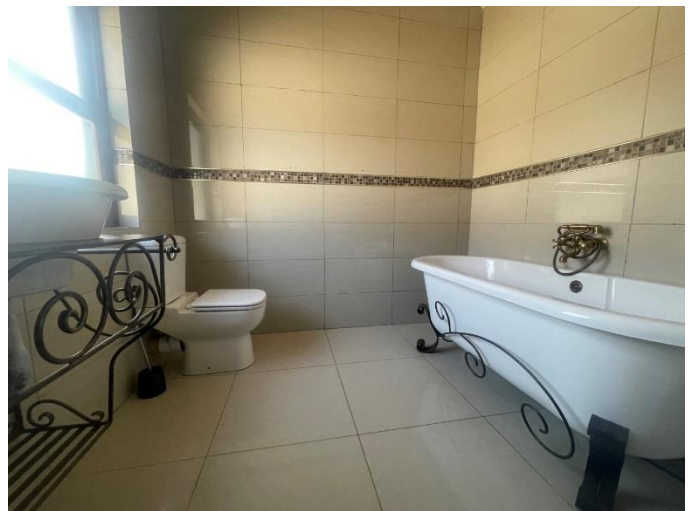
Savannah Country Estate which was founded in 2004. One of the standout features of this estate is the 24-hour manned access control, ensuring your safety and peace of mind.

Furthermore, the beautifully landscaped communal areas contribute to the tranquil and serene atmosphere, providing a country-like lifestyle. Convenience is of utmost importance, and Savannah Country Estate offers just that. Its close proximity to reputable schools like Curro Hazeldean Independent School, Tyger Valley College, and Willow Ridge High School presents an excellent educational opportunity for families.

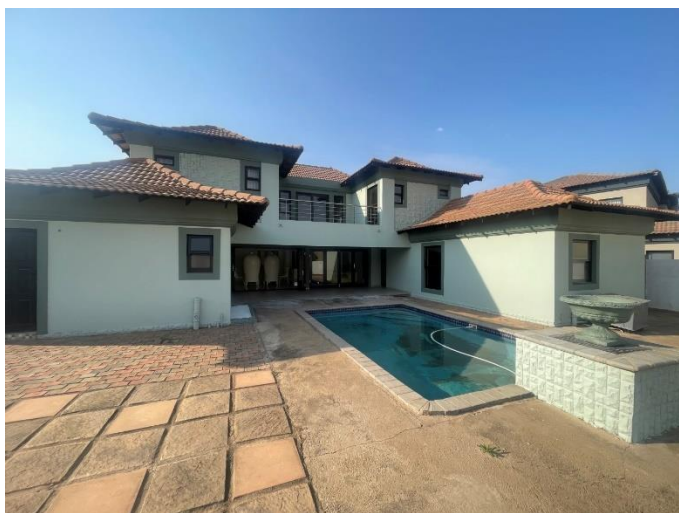
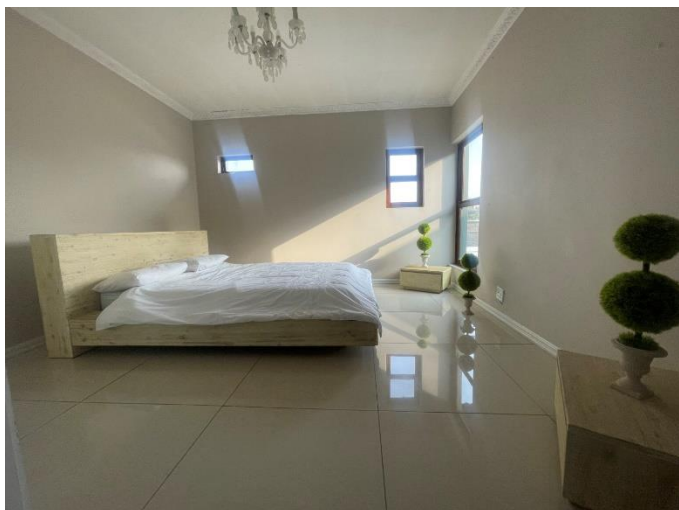
Additionally, the estate's location allows effortless access to major highways and roads, including the N4, Solomon Mahlangu Drive, and Lynnwood Road. This prime location ensures seamless connectivity to important destinations, thus enhancing the overall living experience

Photos





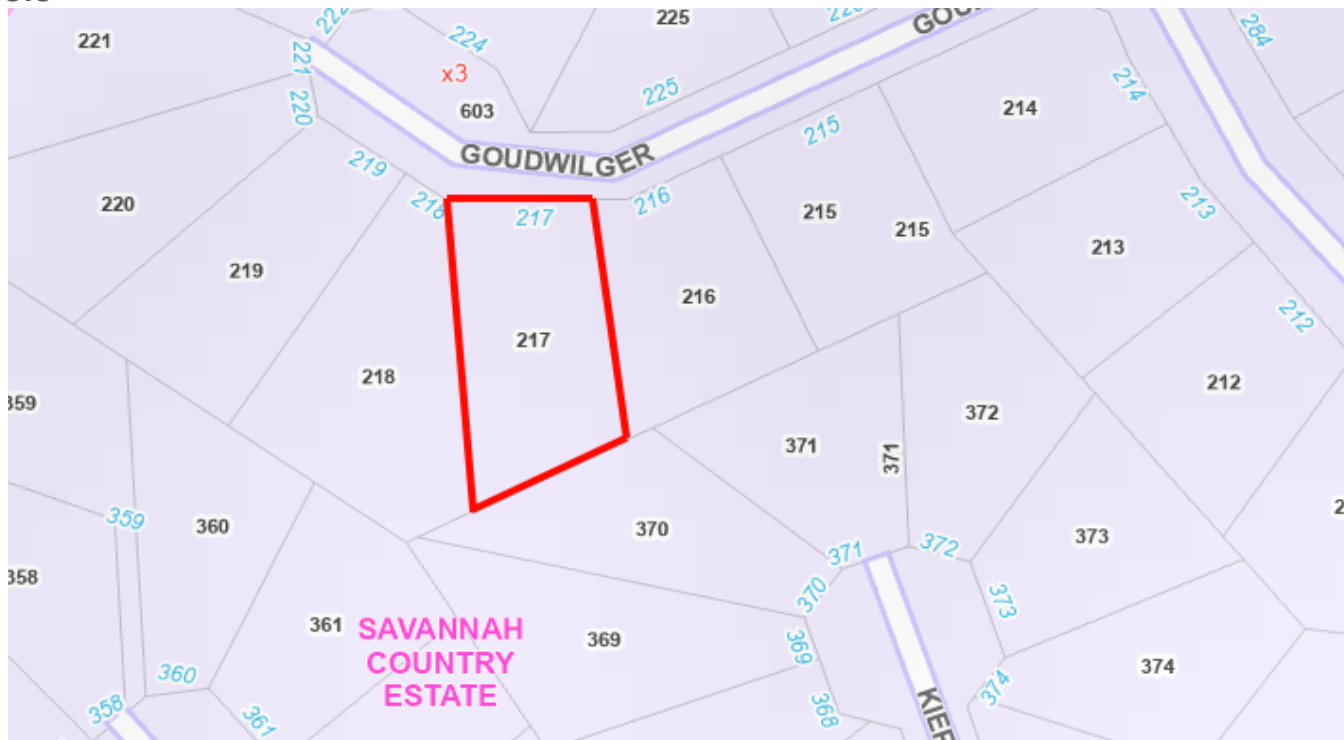




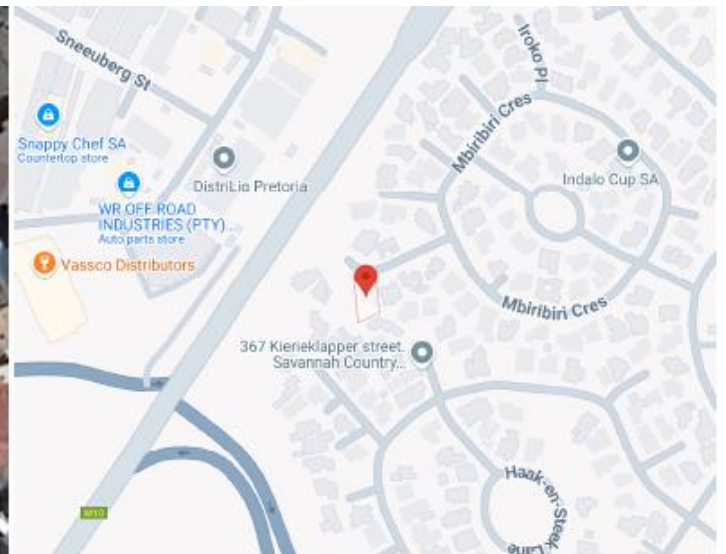
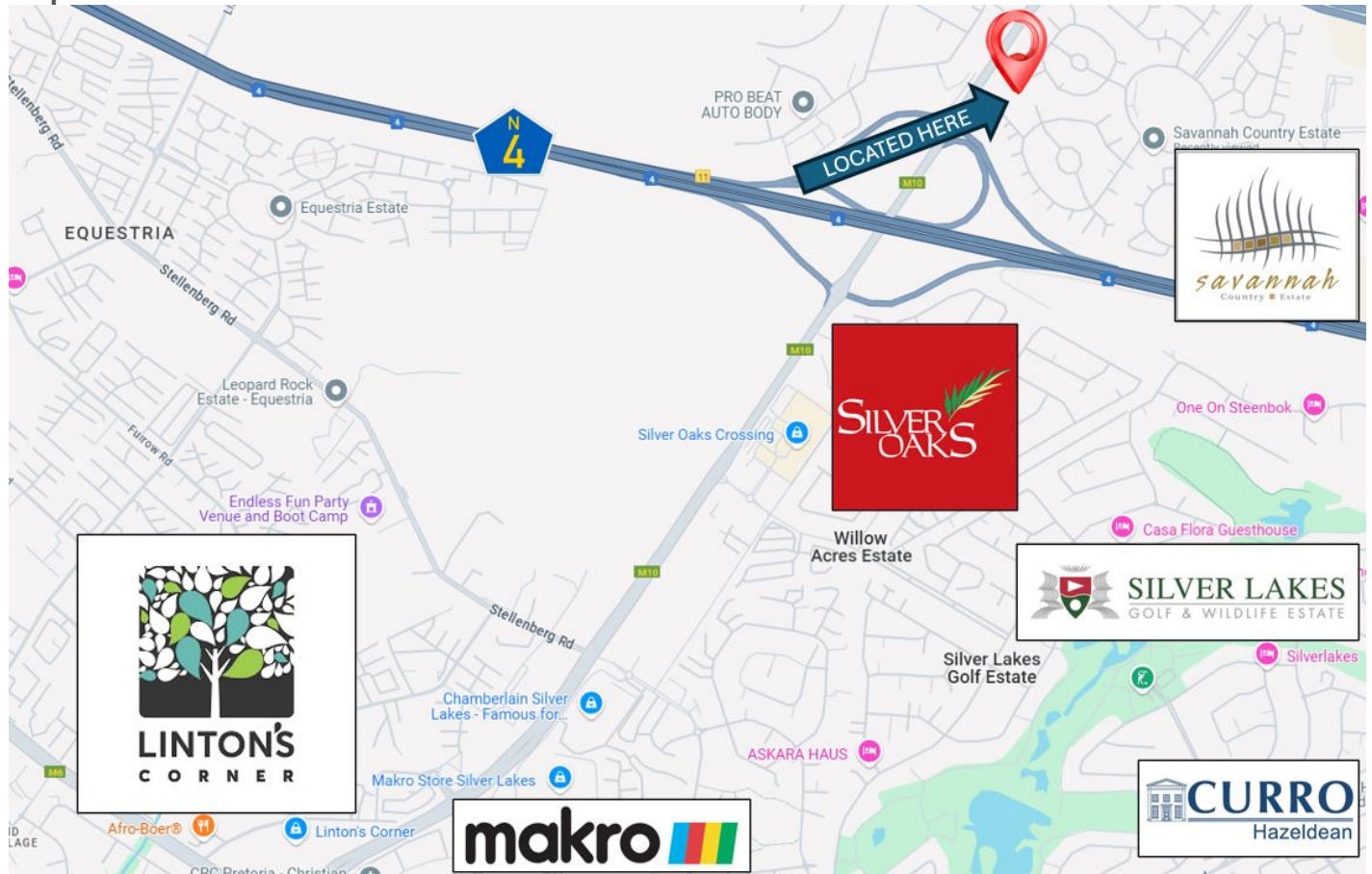
GIS Aerial



GIS



Map



GPS Co-Ordinates 25°45'22.5"S 28°21'58.4"E
 -25.756257, 28.366210

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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Disclaimer

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