

INFORMATION PACK

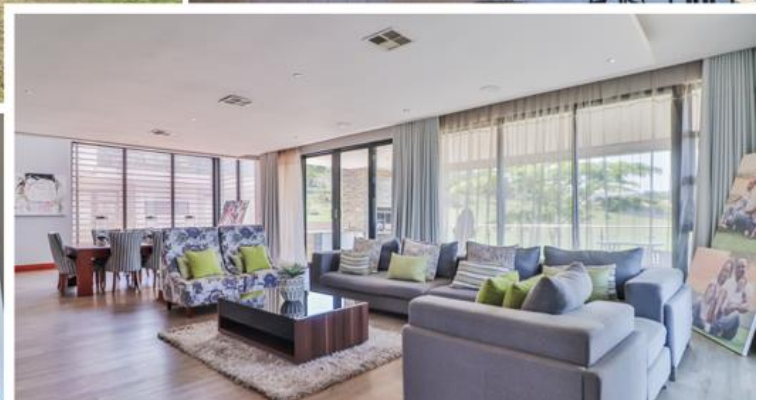
FOR

SHEFFIELD RIDGE

7 BEDROOM SUITES

LUXURY ESTATE HOME

539 SHEFFIELD RIDGE ESTATE, PINE LAKE DRIVE, WHITE RIVER



ON SITE AUCTION – Wednesday, 22 January @ 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

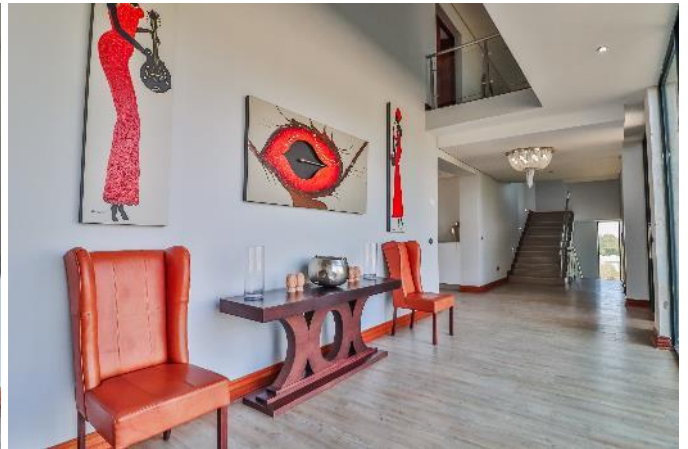
Rates & Taxes: ±R4 450.00p/m | **Levy:** ± R3 920.54p/m

Aerial





Photos



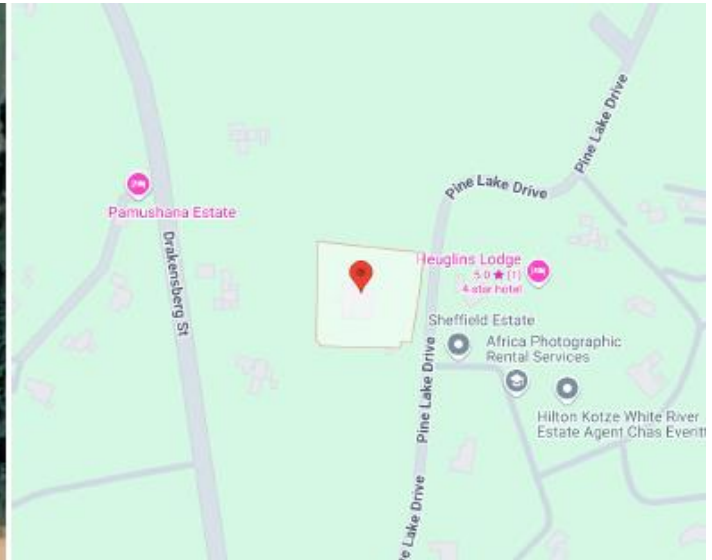




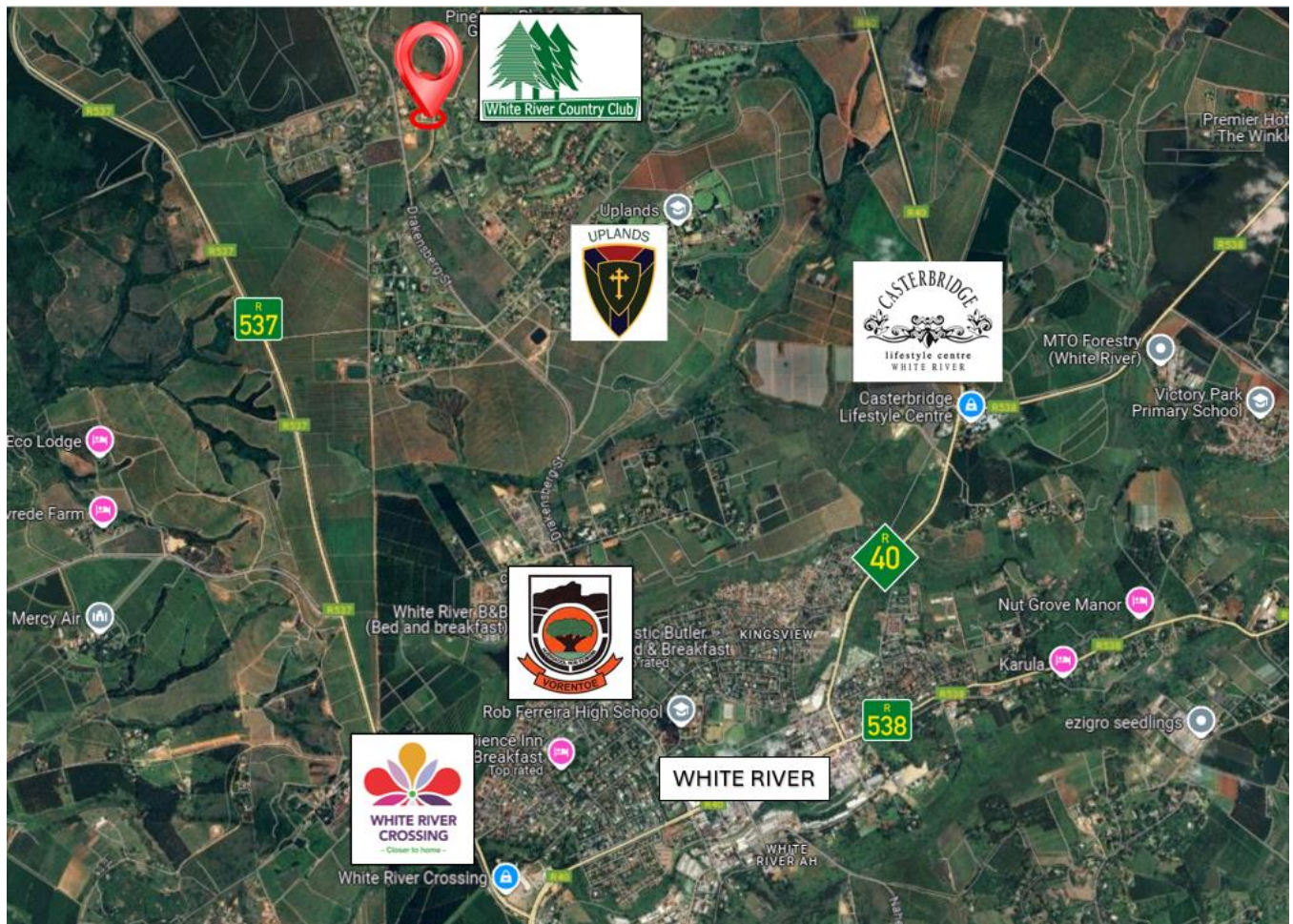




Map



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

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