

# INFORMATION PACK

FOR

# MODERN 4 BED HOME

## LEISURE AREA & POOL

# LONE HILL - SANDTON

30A LEWIS AVENUE, LONE HILL, SANDTON

**\*\*URGENT SALE\*\***



ON SITE AUCTION – Tuesday, 4 March 2025 @ 11h00  
Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

Title Deed Information –

### PORTION 1 OF ERF 113, MAGALIESSIG, GAUTENG - IR

Known As:	30A LEWIS AVENUE, LONE HILL, SANDTON
Title Deed:	T11127/2022
Extent:	700m <sup>2</sup>
Local Authority:	CITY OF JOHANNESBURG
Registration Division:	IR
Province:	GAUTENG
Zoning:	RESIDENTIAL
VAT Status:	The seller is NOT registered for VAT

## Property Information

Contemporary 4-bedroom home in immaculate condition situated in the affluent residential suburb **Lone Hill - Sandton** in a **safe and secure area** with easy access to major roads like William Nicol Drive and Witkoppen Road offering convenient access to nearby business hubs, such as Sandton, Fourways, and Midrand.

This property is ideally located in a family-friendly suburb known for its tranquil ambiance and strong sense of community close to Lone Hill Shopping Centre, Fourways Mall, Montecasino, several reputable schools, and Life Fourways Hospital.

With its beautifully designed layout, this property boasts a contemporary family home with high-quality finishes. This home redefines modern living, offering a harmonious combination of indoor and outdoor spaces, complemented by a range of amenities that make everyday life an extraordinary experience.

The house features 2 storeys. Downstairs you will find a remarkable kitchen with granite countertops and beautiful cupboards. The kitchen has an island equipped with a gas hob, ample storage and counter space, and a separate scullery with plenty of space for appliances. The open-plan kitchen seamlessly flows into the living room and separate dining room.

The inside entertainment area features a stunning built-in bar that flows into a second lounge.

There is a separate living space which is ideal for a home office or can be utilized as a children's playroom or a hobbies room.

Upstairs are 3 spacious bedrooms and 2 full bathrooms. The master bedroom has a large ensuite bathroom with double basins, a bath, a shower, a toilet, and ample built-in closets. The other bedrooms share a second full bathroom.

Outside features include a large patio with a built-in braai overlooking the established garden with a low-maintenance swimming pool.

The property has a double automated garage and plenty of space for additional cars. There is a storage room and a staff room with a bathroom equipped with a shower.

There is currently a solar subscription from GoSolr which can be transferred to the new owner.

This home offers a combination of space, luxury, and thoughtful design, making it perfect for families who value comfort, elegance, and a touch of nature.

**Rates & Taxes: ± R2,965.62 p/m**

### **Area Summary**

Lone Hill is a well-regarded residential suburb in the northern part of Johannesburg, part of the broader Sandton area. It is known for its secure, family-friendly atmosphere and close-knit community feel. Lone Hill is characterized by its well-maintained streets, lush parks, and secure housing options. Due to its mix of modern townhouses, cluster homes, and free-standing houses within gated communities and estates, Lone Hill is particularly popular among young professionals and families.

The suburb's most iconic landmark is the Lone Hill Koppie, a rocky hill and nature reserve featuring a large granite outcrop and a small lake. The area offers scenic views and a unique outdoor space for hiking, picnicking, and relaxation. Residents appreciate the greenery, parks, and relatively quiet environment while being close to key amenities.

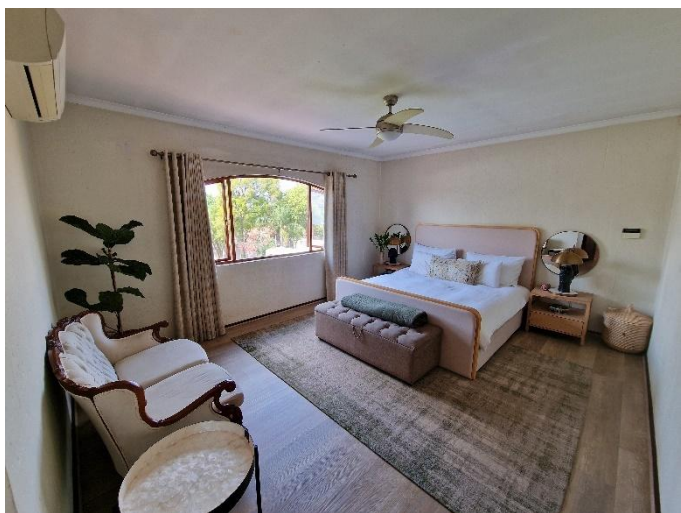
Lone Hill is well-serviced with essential amenities, including the Lone Hill Shopping Centre, which offers supermarkets, restaurants, boutiques, and fitness centers. Educational institutions, such as Crawford College, add to its appeal for families. The area is also near main roads like William Nicol Drive and Witkoppen Road, making it accessible for commuters working in nearby Sandton, Fourways, and Midrand.

### **Property Description**

- 4 Bedrooms
- 2.5 Bathrooms
- Kitchen
- Scullery
- Study / Home Office
- Dining Area
- Living Room
- Lounge
- Inside Entertainment Area (with built-in bar)
- Outside Entertainment Area (with built-in braai)
- Garden
- Solar System
- Swimming Pool
- Double Garage
- Storage Room
- Outside Bathroom
- Staff Room (with bathroom)

Photos









**Aerial**



Map



GPS Co-Ordinates 26°01'28.6"S 28°01'43.9"E  
-26.024619, 28.028849





## 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:

**Dehan Engelbrecht**

**073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

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