

INFORMATION PACK

FOR

THREE RIVERS PROPER 5 BED FAMILY HOME WITH HOME OFFICE

23B SUGARBUSH DRIVE, THREE RIVERS



ON SITE AUCTION – Thursday, 20 March 2025 @ 11h00

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www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF ERF 315, THREE RIVERS, GAUTENG - IQ

Known As: 23B SUGARBUSH DRIVE, THREE RIVERS, VEREENIGING

Title Deed: T17198/2001

Extent: 1494m²

Local Authority: EMFULENI LOCAL MUNICIPALITY

Registration Division: IQ

Province: GAUTENG

VAT Status: The seller IS registered for VAT

Zoning: RESIDENTIAL

Property Information:

This large family home is situated in **Three Rivers Proper**, close to all necessary amenities and schools, including Laerskool Suikerbos, Riverside High School, River Square Shopping Centre, and Midvaal Private Hospital.

The house boasts a spacious layout with 5 bedrooms and 3 bathrooms and has the potential to be converted into a 3-bedroom home with a 2-bedroom flat or an additional home office, such as a beauty therapist's office, consulting office, or tutor centre—the possibilities are endless.

The property's configuration affords the potential to modernise and expand, opening up spaces and enhancing the home.

Entering the property, you will find a formal lounge that leads to an expansive open-plan kitchen, living, and dining room area. The fully equipped kitchen has plenty of storage and counter space with a separate scullery, laundry, and walk-in pantry.

Completing the house is a study/hobby space, ideal for working from home.

Outside features include a beautiful established garden with a shed, a sparkling pool, and a patio. Staff accommodation comes equipped with a full bathroom. There is also a separate workshop.

This property is **safe and secure in a quiet cul-de-sac**, with an installed alarm system, beams, and 2 solar panels that ensure optimal energy efficiency. There are 3 garages (2 automatic) and a large carport, providing ample parking and storage space.

Additional buildings:

1 x Garden Shed

1 x Staff Accommodation (1 Bedroom and 1 Bathroom)

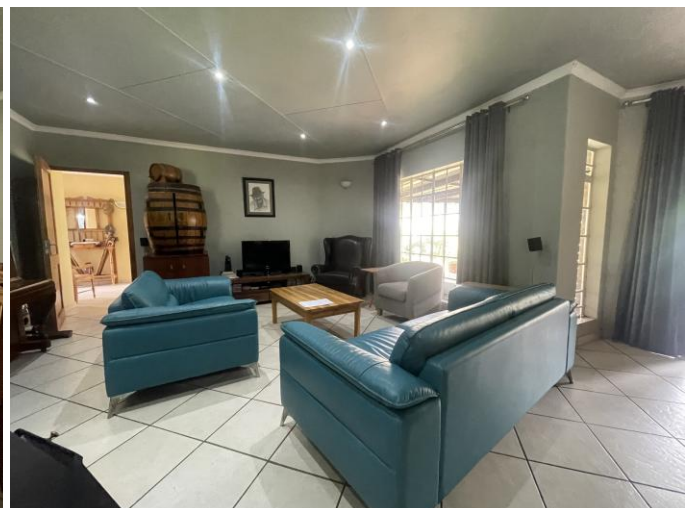
1 x Workshop

Rates & Taxes: ± R2,456.13 p/m

Property Description:

- 5 Bedrooms
- 3.5 Bathrooms
- Entrance hall
- Kitchen
- Pantry
- Scullery
- Laundry
- Living room
- Dining room
- Formal lounge
- Office
- Study
- Staff Accommodation
- Garden
- Shed
- Swimming pool
- Workshop
- Prepaid Electricity
- Security including alarm, automatic gates, electronic beams, and intercom
- Exterior features including a courtyard, covered patio, exterior toilet, solar panels

Photos









Map



GPS Co-Ordinates 26°39'38.5"S 27°59'22.8"E
-26.660698, 27.989656



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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