

INFORMATION PACK

FOR

4 BED FAMILY HOME

SECURE VILLAGE

WITHIN AMBERFIELD GLEN

65B PYGMY STREET, TIMBAVATI LOFTS, AMBERFIELD GLEN, AMBERFIELD, CENTURION



ON SITE AUCTION – Wednesday, 23 April 2025 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS AMBERFIELD 2982 (557/2003), UNIT 2, ROOIHUISKRAAL NOORD EXT 19, GAUTENG - JR
Known As: 65B PYGMY STREET, TIMBAVATI LOFTS, AMBERFIELD GLEN, AMBERFIELD, CENTURION
Title Deed: ST93246/2003
Extent: 199m² + ADDITIONAL 58m² = 257m²
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The seller is NOT registered for VAT
Zoning: RESIDENTIAL

AMBERFIELD GLEN ESTATE

Amberfield Glen is a Lifestyle Estate situated on the western side of Centurion, with easy access to the N1 and R28 Krugersdorp highways. One of the largest attractions of estate living is that residents can enjoy undisturbed interaction with their environment. Entry to the estate is monitored and controlled.

The estate has 3 parks (two with playgrounds for kids). Residents can have quiet peaceful afternoon walks with their family in a safe environment.

Security guards patrol the inside and outside of the estate during the night to strengthen security awareness. The boundary walls of the estate are equipped with an electric fence that's connected to the estate's alarm system, which will notify the security guards of unwanted activity, enabling them to proactively respond to any problems.

Amberfield Glen Estate is conveniently situated with easy access to various reputable schools, shopping centers such as the Mall @ Reds & Centurion Mall, transport routes such as the Gautrain bus route, a variety of recreational facilities, and the tranquil Rietvlei Nature Reserve, which is one of the world's largest urban nature reserves.



PROPERTY INFORMATION – TIMBAVATI LOFTS

Timbavati Lofts is a **secure complex situated within the prestigious Amberfield Glen Estate**. This family home offers a **relaxed and secure lifestyle** with extensive green spaces, parks, **well-maintained infrastructure, and excellent security!**

Downstairs the house boasts a spacious open-plan living and dining area, complemented by a kitchen and separate scullery. There are 2 bedrooms and 2 bathrooms and an enclosed entertainment area with a built-in braai, which forms part of the house.

Upstairs is the loft which consists of a lounge/study/office area, along with 2 bathrooms and a full bathroom.

This property has a solar system including a 5KW Inverter, 10 x 550w Solar Panels, and 2 batteries.

Outside features include an established private garden with a patio. Your parking needs are met with a double garage.

Property Improvements:

- 4 Bedrooms
- 3 Bathrooms
- Kitchen
- Dining Room
- Lounge/Study/Office
- Enclosed Patio with Built-in-Braai
- Patio
- Balcony
- Double Garage
- Solar System

Rates & Taxes ± R1,321.67 p/m | **Levies** ± R680.00 p/m

AREA SUMMARY

Amberfield is one of the newest suburbs in Centurion which forms part of Rooihuiskraal North and is a highly popular area amongst those looking for modern and secure properties in Centurion.

This area is situated West of Centurion and is easily accessible to the N1 and N14 to Krugersdorp highway.

Schools in the area

- Laerskool Rooihuiskraal
- Laerskool Swartkop
- Laerskool Bakenkop
- Laerskool Wierdapark
- Laerskool Henospark
- Uitsig Hoërskool
- Sutherland School
- Eldoraigue Hoërskool
- Swartkop Hoërskool

Medical Facilities

- Netcare Unitas
- Medipark Clinic
- Rooihuiskraal Clinic
- Medicross Medical Centre
- Medicross Medical Centre Saxby

Shopping Centres

- Mall @ Reds
- Centurion Mall

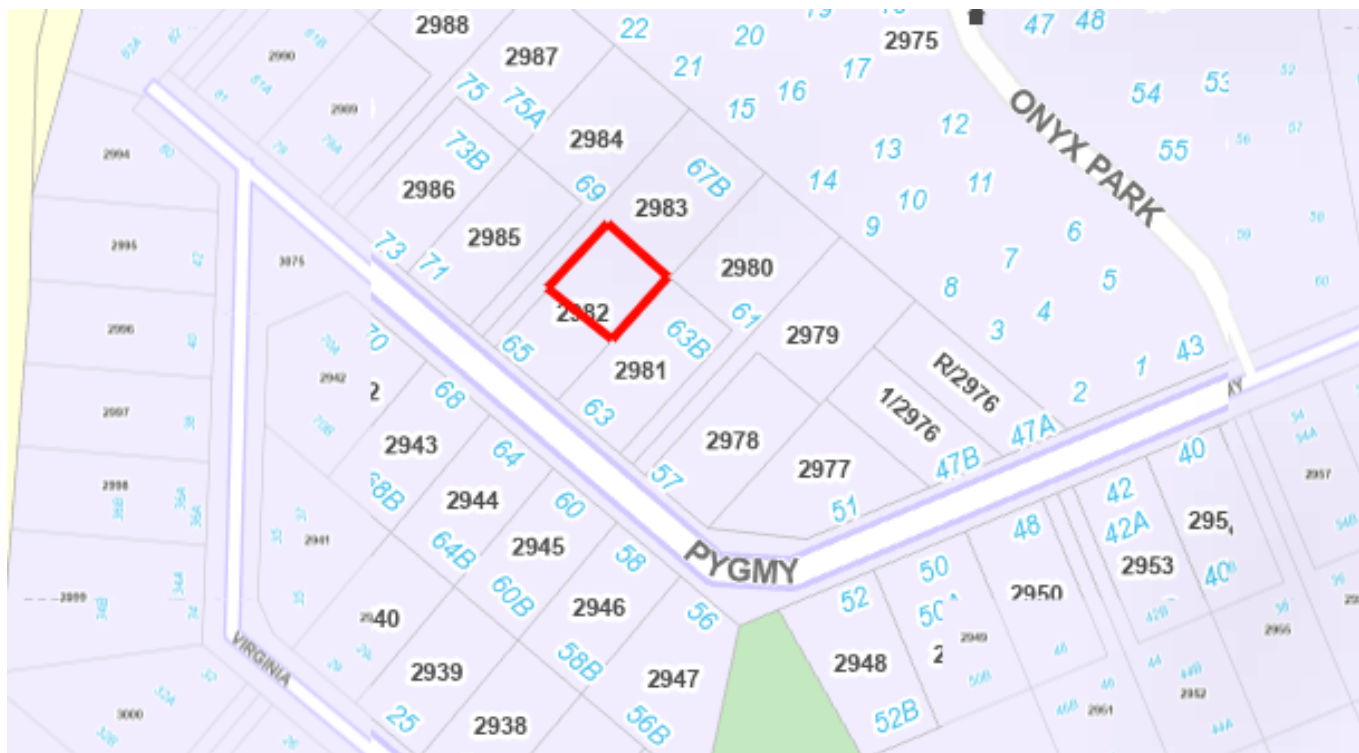
Photos







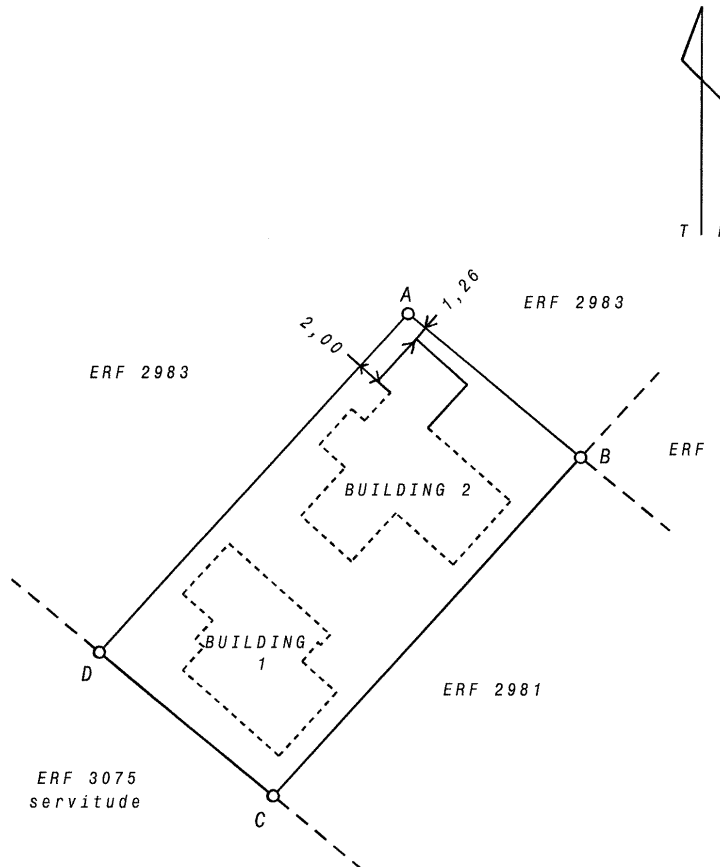
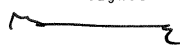



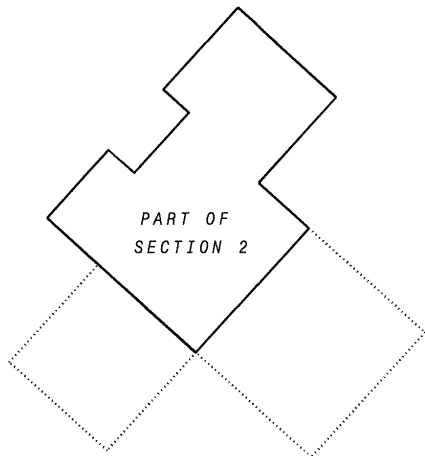
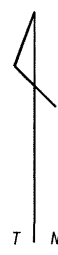
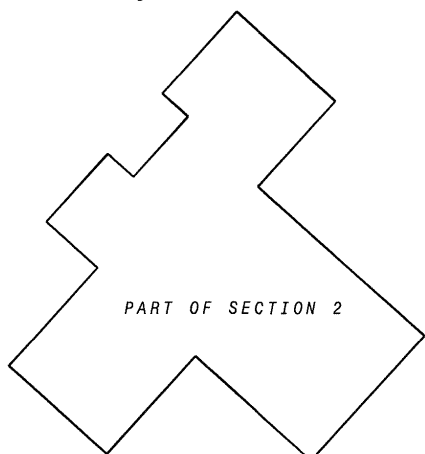
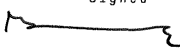
GIS Aerial View


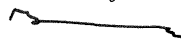


SG Diagrams

SECTIONAL PLAN No. SS	SHEET 1	S.G. No. D 1015 / 2021
Registered at PRETORIA	OF	Approved
Registrar of Deeds	4 SHEETS	
Date:		for Surveyor - General Date: 2021-12-01
<p>AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 in terms of Section 24(7) (and affects sectional plan S.G. No. D 594/2003, SS 557/2003.)</p>		
<p>NAME OF SCHEME : AMBERFIELD 2982</p> <p>DESCRIPTION OF LAND ACCORDING TO GENERAL PLAN : Erf 2982 ROOIHUISKRAAL NOORD Extension 19 Township, Province of Gauteng, measuring 788 square metres.</p> <p>GENERAL PLAN No. : S.G. No. 9432/2001</p> <p>NAME OF LOCAL AUTHORITY : CITY OF TSHWANE METROPOLITAN MUNICIPALITY</p> <p>DESCRIPTION OF BUILDINGS : Two buildings, namely</p> <p>(a) Buildings 1 and 2, as on Sheet 1 of Sectional plan S.G. No. D 594/2003, SS 557/2003.</p> <p>(b) Extension of Building 2, comprising an extension of Part of Section 2.</p> <p>ENCROACHMENTS ON THE LAND : No</p> <p>EXCLUSIVE USE AREAS : No</p> <p>CERTIFICATE :</p> <p>I, Jacek Franciszek Marczak, hereby certify that I have prepared sheets 1 to 4 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder.</p> <p>Date 2021-11-08 Signed Professional Land Surveyor Registration Number PLS 0813 - D P.O. Box 5346 PRETORIA 0001</p>		
Survey Records No. 1788 / 2021	Compilation : JRSQ - 43	GEN. Plan S.G. No. 9432/2001 TM 15774

SHEET 2 OF 4 SHEETS	S.G. No. D 1015 / 2021
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 (and affects sectional plan S.G. No. D 594/2003, SS 557/2003.)	Approved  for Surveyor - General 2021-12-01 Date
	
NOTES : 1. The figure ABCDA represents Erf 2982 ROOIHUISKRAAL NOORD Extension 19 Township. 2. All distances are given in metres. 3. -----denotes previous phase.	
Professional Land Surveyor J.F.Marczak P.O. Box 5346 PRETORIA 0001 Signed  2021-11-08 Date	AMBERFIELD 2982 DRAWING TITLE : Block plan Scale 1/500

SHEET 3 OF 4 SHEETS	S.G. No. D 1015 / 2021
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 (and affects sectional plan S.G. No. D 594/2003, SS 557/2003.)	Approved  for Surveyor - General 2021-12-01 Date
<div style="text-align: center;">  <p>PART OF SECTION 2</p> <p>Building 2 : FIRST FLOOR PLAN</p>   <p>PART OF SECTION 2</p> <p>Building 2 : GROUND FLOOR PLAN</p> </div>	
NOTES : 1. For participation quotas see sheet 4. 2. denotes GROUND floor in relation to First floor.	
Professional Land Surveyor J.F.Marczak P.O. Box 5346 PRETORIA 0001  2021-11-08 Date	AMBERFIELD 2982 DRAWING TITLE : Building 2 : GROUND - and FIRST FLOOR PLANS. Scale 1/250

SHEET 4 OF 4 SHEETS		S.G. No. D 1015 / 2021
AMENDING SECTIONAL PLAN OF EXTENSION OF SECTION 2 (and affects sectional plan S.G. No. D 594/2003, SS 557/2003.)		Approved  2021-12-01 for Surveyor - General Date
Section No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	180	41,1899
2	257	58,8101
Total	437	100,0000
NOTES : 1. Area of Section 2 increased by 58 square metres.		
Professional Land Surveyor J.F. Marczak P.O. Box 5346 PRETORIA 0001	Signed  2021-11-08 Date	AMBERFIELD 2982 DRAWING TITLE : Participation quota schedule

Map



GPS Co-Ordinates 25°52'22.1"S 28°07'46.7"E
-25.872811, 28.129628



Terms & Conditions

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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084 8800 165

pieter@bideasy.co.za

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