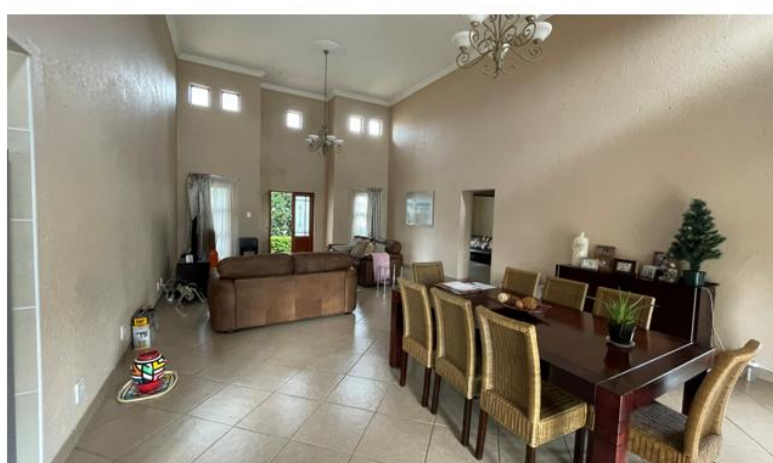
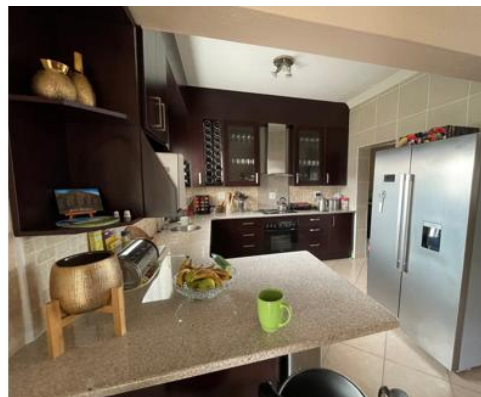
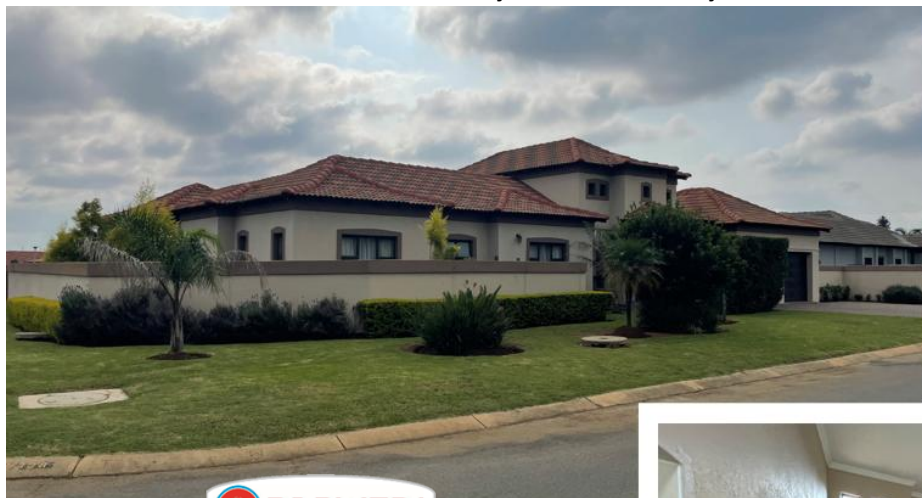


INFORMATION PACK
FOR
SAVANNAH COUNTRY ESTATE
4 BED FAMILY HOME

287 GARDENIA WAY, MBIRIBIRI, SAVANNAH COUNTRY ESTATE



ON SITE AUCTION – Tuesday, 6 May 2025 @ 11h00

Pieter 084 8800 165 | info@barwedi.co.za



Property Information - Title Deed Information**PORTION 0 OF ERF 287, SAVANNAH COUNTRY ESTATE EXT 3, GAUTENG – JR****Known As: 287 GARDENIA WAY, MBIRIBIRI, SAVANNAH COUNTRY ESTATE, PRETORIA EAST****Title Deed: T79200/2011****Extent: 813m²****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:**

Beautiful and neat 4-bedroom home with modern finishes nestled in the prestigious Savannah Country Estate – Pretoria East, located near Silver Lakes Golf Course, Curro Hazeldean, and various shopping centers, with easy access to N4.

This stunning residence boasts 4 bedrooms and 2.5 bathrooms, ensuring utmost comfort and privacy. The contemporary design of the home features a large open-plan kitchen, dining and living areas.

As you step through the main entrance, you're greeted by a double-volume ceiling. The expansive lounge and dining area leads to a beautiful open-plan kitchen with a separate scullery designed to accommodate multiple appliances, ensuring functionality and convenience.

Outside, the house features an established garden and a patio with a built-in braai, perfect for outdoor relaxation and enjoyment. There are 2 garages and ample parking in front of the property to meet your parking needs. There is a 2nd access gate to the garden off Mbiribiri Crescent.

This house in Savannah Country Estate, Mbiribiri Complex truly characterizes elegant living, blending modern amenities with timeless charm. There is a children's play park in the complex and a soccer field in the estate.

Rates & Taxes: ± R2,000.00 p/m | Levies: ± R 1,400.00 p/m



Property Details:

- 4 Bedrooms
- 2.5 Bathroom
- Kitchen
- Scullery
- Lounge
- Dining Room
- Patio
- Garden
- Staff Room
- 2 x Garages



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





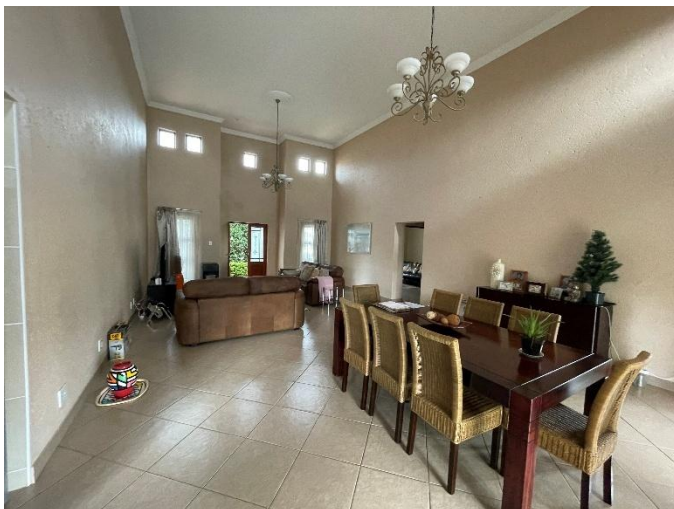
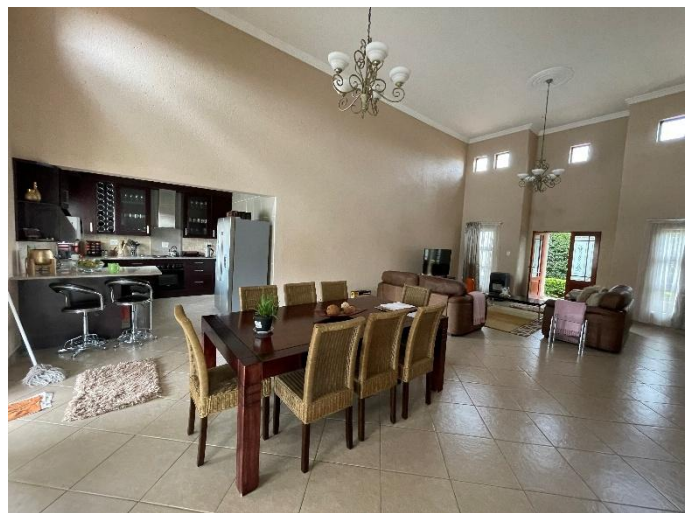
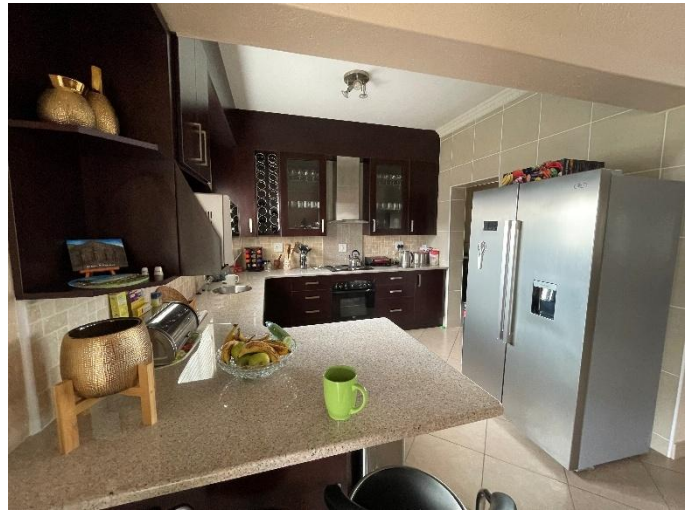
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Location





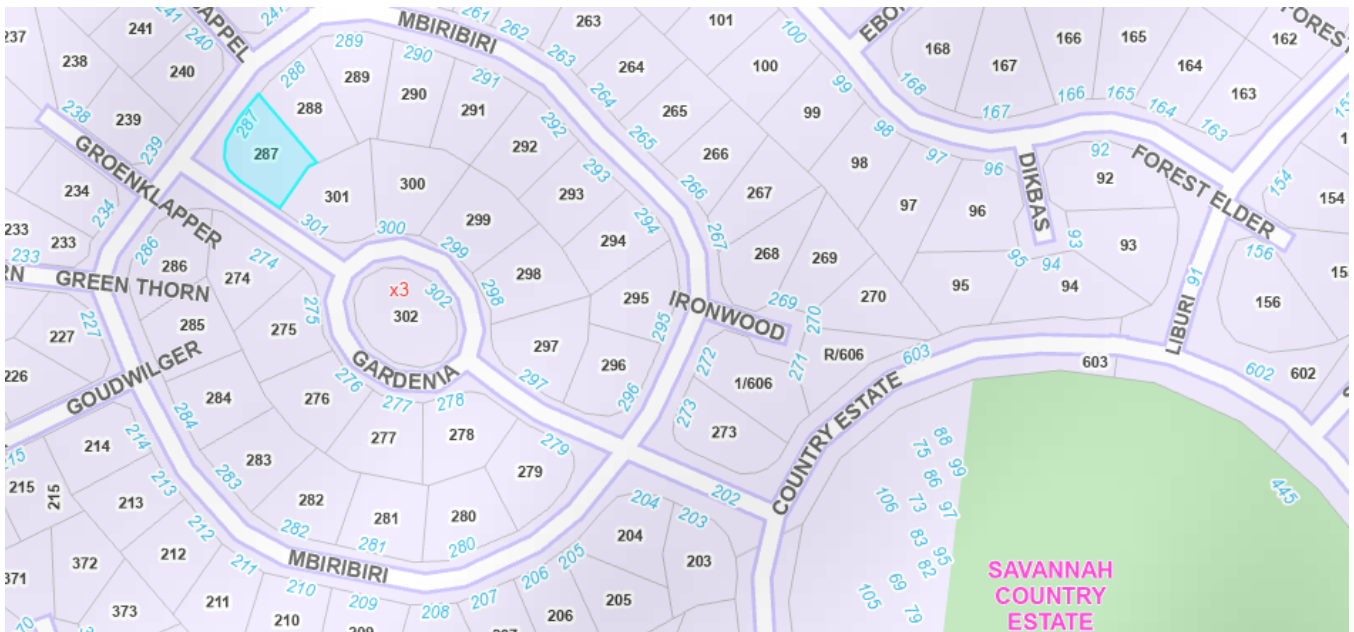
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GIS View



GIS Aerial View



Map



GPS Co-Ordinates 25°45'17.9"S 28°22'03.1"E
-25.754958, 28.367538

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, payable on the fall of the hammer.

45 Days for Guarantees.

14 Days Confirmation Period.

For more information or to pre-register, please contact:

Pieter Nel

084 8800 165 | pieter@bideasy.co.za

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. Barwedi reserves right to remove / add assets / lots without notice before or on auction day.

