

# INFORMATION PACK

FOR

# THREE RIVERS PROPER LUXURY 5 BED HOME 3866m<sup>2</sup> STAND

13 ORANGE DRIVE, THREE RIVERS PROPER, VEREENIGING



ON SITE AUCTION – Thursday, 26 June 2025 @ 11h00  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)  
[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

Title Deed Information –

**PORTION 0 OF ERF 38, THREE RIVERS, GAUTENG - IQ**

**Known As: 13 ORANGE DRIVE, THREE RIVERS, VEREENIGING**

**Title Deed: T35757/2018**

**Extent: 3866m<sup>2</sup>**

**Local Authority: EMFULENI LOCAL MUNICIPALITY**

**Registration Division: IQ**

**Province: GAUTENG**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: RESIDENTIAL**

## Property Information:

Remarkable 5-bedroom home in immaculate condition nestled in one of the **most sought-after streets** in **Three Rivers Proper** amidst the enchanting embrace of majestic trees.

This property is located close to all necessary amenities and schools, including Laerskool Suikerbos, Riverside High School, River Square Shopping Centre, and Midvaal Private Hospital.

This luxurious property has expansive living spaces, a spacious dining room, a gourmet kitchen featuring marble countertops and a scullery, a separate laundry, and a pajama lounge with a gas fireplace.

The bedrooms are well located with the main bedroom featuring a lavish full-suit bathroom. The 4<sup>th</sup> bedroom is a guest suite with an ensuite bathroom located close to the entertainment area ensuring privacy. The spacious study (5<sup>th</sup> bedroom) is ideal for working from home.

Completing the house are 2 entertainment areas. The first entertainment area features a spacious snooker room and bar, and the second is an outdoor area with a braai and covered patio with ample countertop space.

Beautiful glass sliding doors seamlessly connect the interior to the enchanting garden featuring a sparkling pool and automatic irrigation system.

## Additional Features:

- A borehole with an automated irrigation system.
- 3-phase electricity.
- Security is paramount, with an electric fence and perimeter beams safeguarding your sanctuary.
- Skylights infuse the home with natural light, creating an inviting atmosphere.
- Domestic quarters.

**Rates & Taxes ± R6,179.61 p/m**



### Property Description:

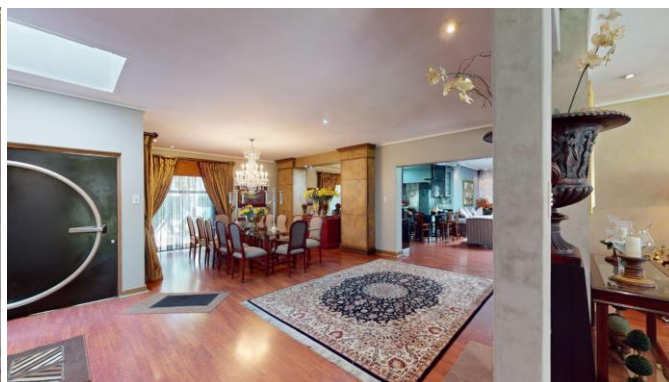
- 4 Bedrooms (Guest Suite)
- 4 Bathrooms
- Kitchen
- Scullery
- Laundry Room
- Living Areas
- Dining room
- Study / Office (5<sup>th</sup> Bedroom)
- Garden
- Swimming pool
- Automatic Irrigation
- Borehole
- Staff Accommodation
- Security includes electric fence and perimeter beams.

### Aerial

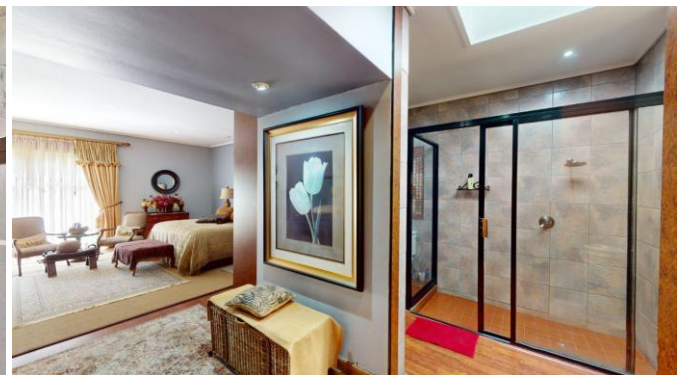




## Photos





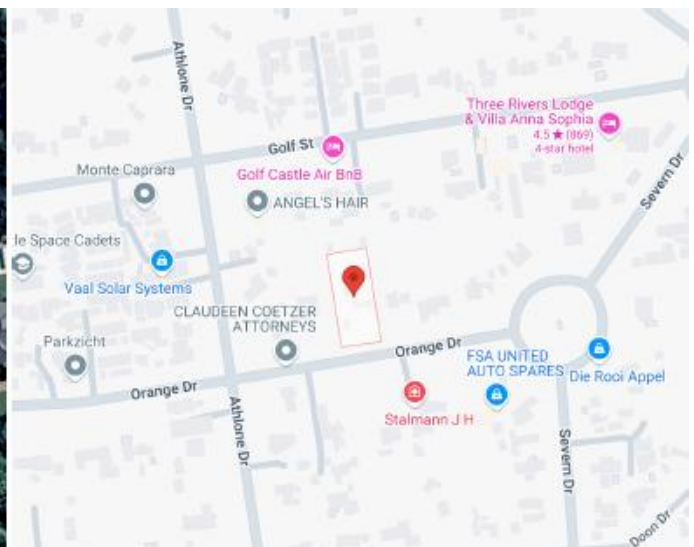








## Map



GPS Co-Ordinates 26°39'54.4"S 27°57'51.7"E  
-26.665098, 27.964373

### 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:**

**Pieter Nel**

**084 8800 165 / [pieter@bideasy.co.za](mailto: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. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.