

# INFORMATION PACK

FOR

# HERON BANKS GOLF AND RIVER ESTATE

## 637m<sup>2</sup> FULL TITLE STAND

STAND 198, HERON BANKS GOLF AND RIVER ESTATE,  
4 MINNAAR STREET, VAALPARK, SASOLBURG



**ON SITE AUCTION – Wednesday, 15 October 2025 @ 13h00**  
**Pieter Beukes 082 5757 302 | [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**

# heron banks

GOLF AND RIVER ESTATE

## HERON BANKS GOLF & RIVER ESTATE

Situated just 45 minutes from Johannesburg, Heron Banks River and Golf Estate invites you to discover the freedom of 3km river frontage on the Free State bank of the Vaal River. Surrounded by beautiful natural parklands, Heron Banks offers an exclusive safe haven for corporate executives, young families, or retired couples alike.

Enjoy an outdoor lifestyle at its best, with top facilities that include an 18-hole Danie Obermeyer-designed golf course, boating centre, walking trails, spectacular views, and so much more.

Choose from exclusive stands with building packages, or design and build your own dream home. Beautifully designed sectional title townhouses are also on offer.

Our Danie Obermeyer-designed 18-hole golf course runs seamlessly throughout the estate and along the Vaal River, boasting amazing views, wildlife, and brilliant golfing. The course has something to offer for everyone, regardless of your skill level.



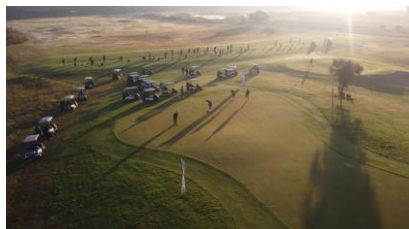


### GOLFING

Heron Banks Golf Course is a modern 18-hole par 71 Danie Obermeyer links-type style designed sanctuary that is situated right on the border of the Free State and Gauteng provinces along a 3-kilometer riverfront stretch of the Vaal River in Vaalpark, and just a 45-minute drive from Johannesburg.

The course is just over 6,6km long with beautiful greens and fairways in addition to a well-kept driving range and putting green. It is surrounded by stunning natural vegetation, amazing scenery, and wildlife, which features a variety of birds, including the famous Blue Heron. It is simply a great combination of relaxation and recreation.

We offer a warm, welcoming, and family-friendly atmosphere with personnel members who strive to always offer excellent service that is coupled with a long-lasting, pleasant experience because great hospitality is the most essential part of our establishment. Our values are deeply rooted in the work that we do from beginning to end.



## Property Information

Title Deed Information –

**PORTION 0 OF ERF 25807, SASOLBURG EXT 66, FREESTATE – PARYS RD**

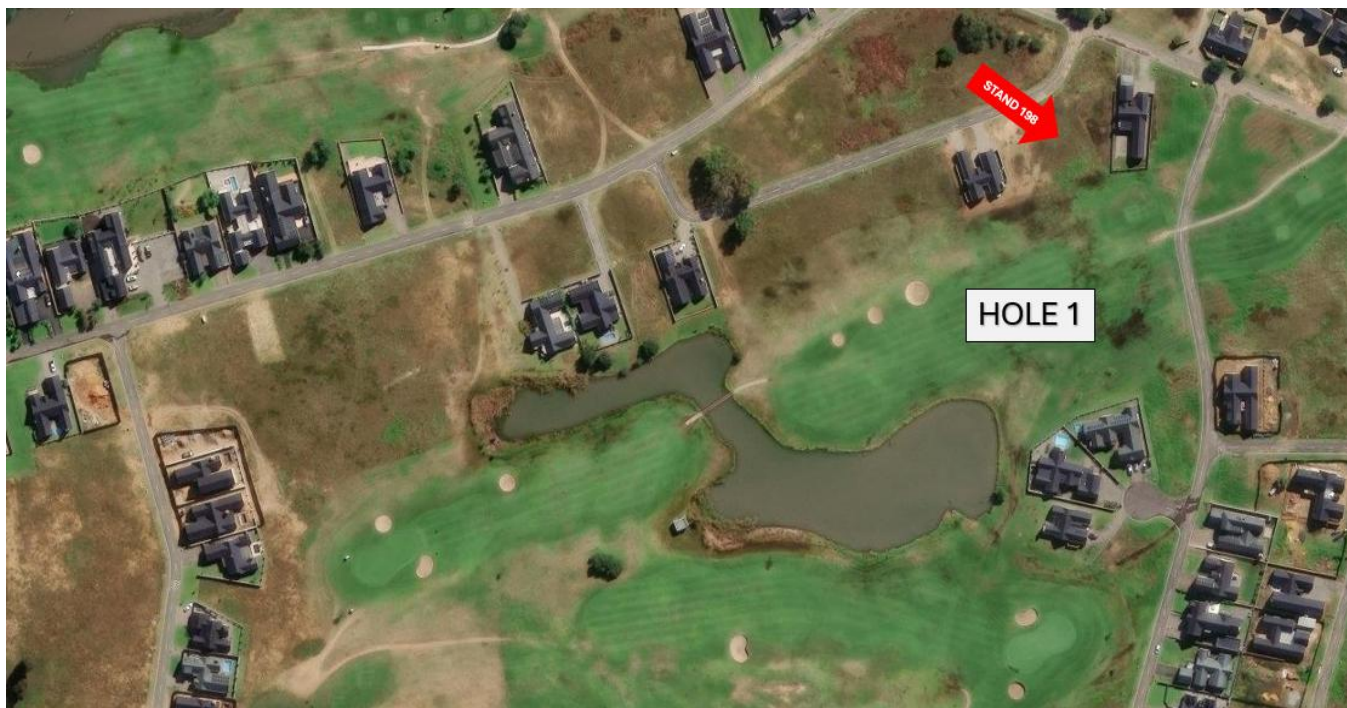
|                        |                                                                                        |
|------------------------|----------------------------------------------------------------------------------------|
| Extent:                | 637m <sup>2</sup>                                                                      |
| Titel Deed:            | T9857/2024                                                                             |
| Known As:              | STAND 198, HERON BANKS GOLF AND RIVER ESTATE,<br>4 MINNAAR STREET, VAALPARK, SASOLBURG |
| Local Authority:       | METSIMAHOLO LOCAL MUNICIPALITY                                                         |
| Registration Division: | PARYS RD                                                                               |
| Province:              | FREE STATE                                                                             |
| VAT Status:            | The seller is NOT registered for VAT                                                   |
| Zoning:                | RESIDENTIAL                                                                            |

## Property Information

This 637m<sup>2</sup> full title stand is situated on the **prestigious Heron Banks Golf and River Estate** in Sasolburg with top-notch residential and recreational facilities, less than an hour's drive from Johannesburg.

The stand has beautiful views overlooking the **fairway of the 1<sup>st</sup> Hole** with no obstruction of your view of the golf course. It is perfectly located on Darter Lane, close to the clubhouse.

Construction on the property will need to commence before October 2026.



The golf and lifestyle estate is situated on the banks of the Vaal River and only 8 minutes from Vaalpark and 13 minutes from Sasolburg Proper, with its numerous restaurants, shopping centers, schools, medical facilities, amenities, and easy access to main roads.

The estate offers an unrivalled lifestyle experience that is truly unique with natural fauna and flora, a large variety of bird species, a multitude of fish in this area, and wildlife roaming freely through the golf and lifestyle estate.

There is superior 24-hour security with a perimeter fence, strict access control, and internal patrols throughout the day. The full title stands ranges in size from 600m<sup>2</sup> to 1,100m<sup>2</sup>.

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**Rates & Taxes:** ± R4,206.00 p/m | **Levies:** ± R3,100.00 p/m

## Photos

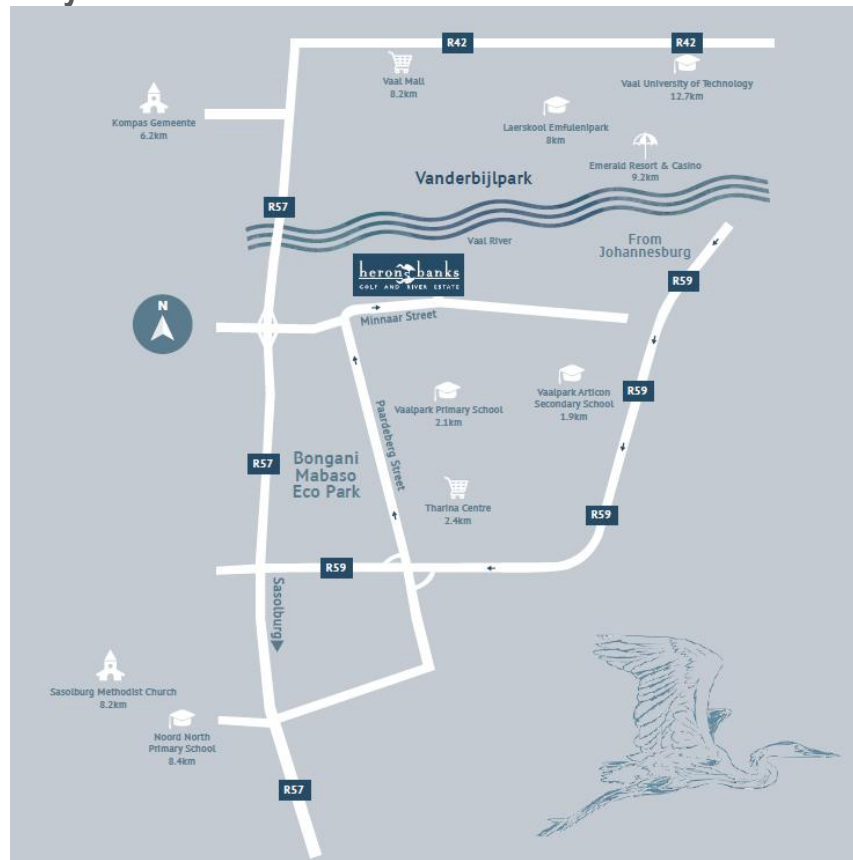




## CSG / Aerial Shot



## Locality Map – Nearby Amenities



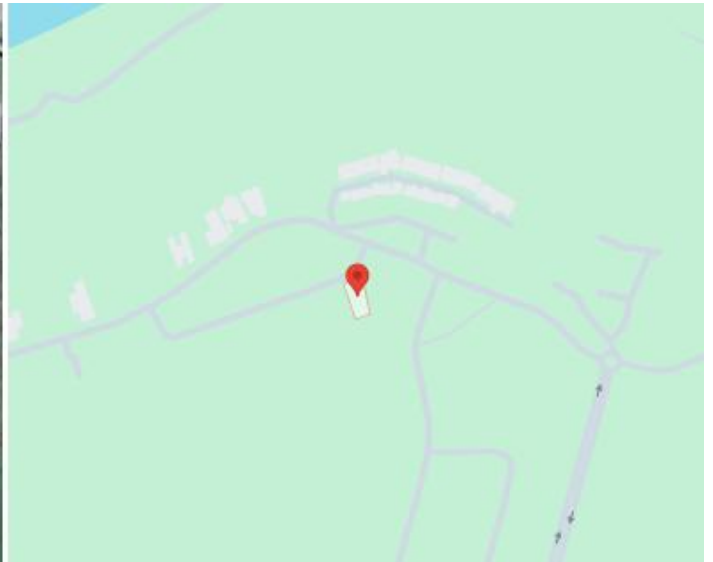
## Site Layout



## SG Diagram



## Map



GPS Co-Ordinates 26°45'06.0"S 27°50'35.4"E  
-26.751677, 27.843170



## 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 Beukes**

**082 5757 302**

**[pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**

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