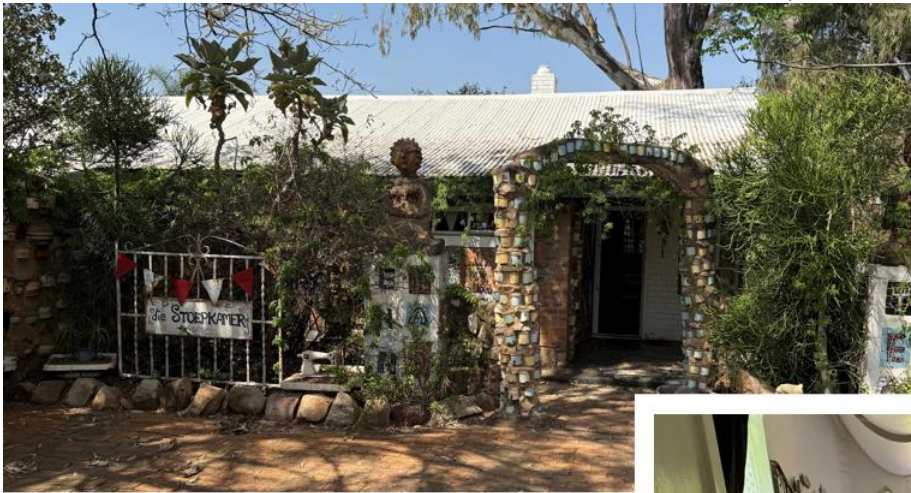


INFORMATION PACK

FOR

AIRBNB & LUXURY ACCOMMODATION **4 BED HOME IN CULLINAN** ***SOLD FULLY FURNISHED***

8 HOSPITAL ROAD, CULLINAN



ON SITE AUCTION – Tuesday, 28 October 2025 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 63, CULLINAN, GAUTENG - JR

Known As:	8 HOSPITAL ROAD, CULLINAN
Title Deed:	T106184/2008
Extent:	1051m ²
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

Nestled in Cullinan's historic setting, this property offers charm, space, and **excellent potential for an Airbnb or boutique guesthouse**. With easy access via the R515 and N4, it is **perfectly positioned to benefit from the town's steady stream of visitors**.

Cullinan, world-renowned for its diamond mine and distinctive village atmosphere, attracts year-round tourism with its craft shops, restaurants, museums, and wedding venues. Just 30 minutes from Pretoria and within reach of Johannesburg, it has become one of **Gauteng's most sought-after weekend and tourist destinations**.

The property itself blends character with functionality, featuring 4 well-appointed bedrooms (3 en-suite), 4 bathrooms, a spacious open-plan lounge and dining area, and a fully equipped kitchen with pantry and laundry. Each bedroom opens to its own courtyard and/or garden, creating a private retreat for guests. Additional features such as a 5,000-litre water tank with pressure pump ensure reliable services—an asset for both short- and long-term rentals.

Zau Day Spa, located directly across from the property, **presents a unique partnership opportunity**, with spa visitors naturally drawn to on-site accommodation to extend their stay.

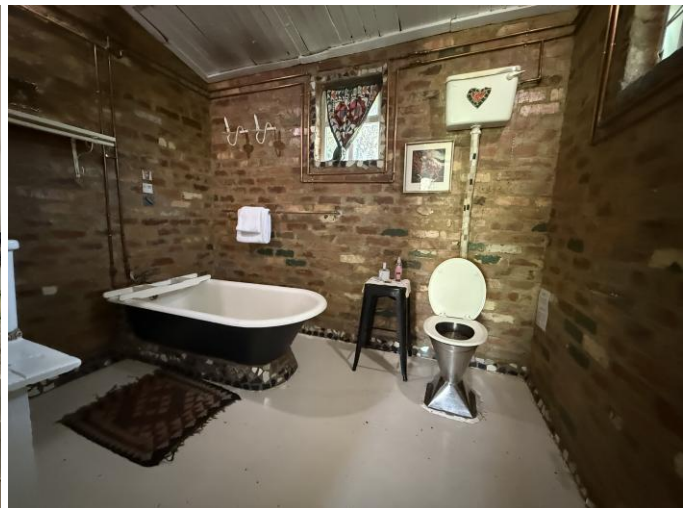
Offering an exceptional layout in a prime location, this property presents a rare chance to create a boutique guesthouse or short-term/long-term rental business, perfectly aligned with Cullinan's thriving tourism and events scene.

The property's proximity to the Cullinan Diamond Mine (Petra Diamonds) further expands its market, catering to mine staff, visiting contractors, and tourists alike.

With its prime location, quality amenities, and strong tourism appeal, this property offers a turnkey investment in the hospitality sector, combining consistent occupancy potential with attractive returns.

Rates & Taxes: ± R537.16 p/m

Photos

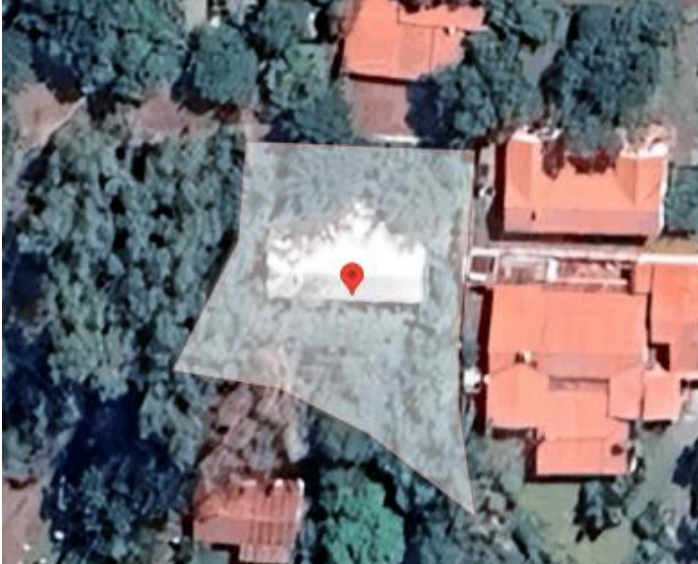




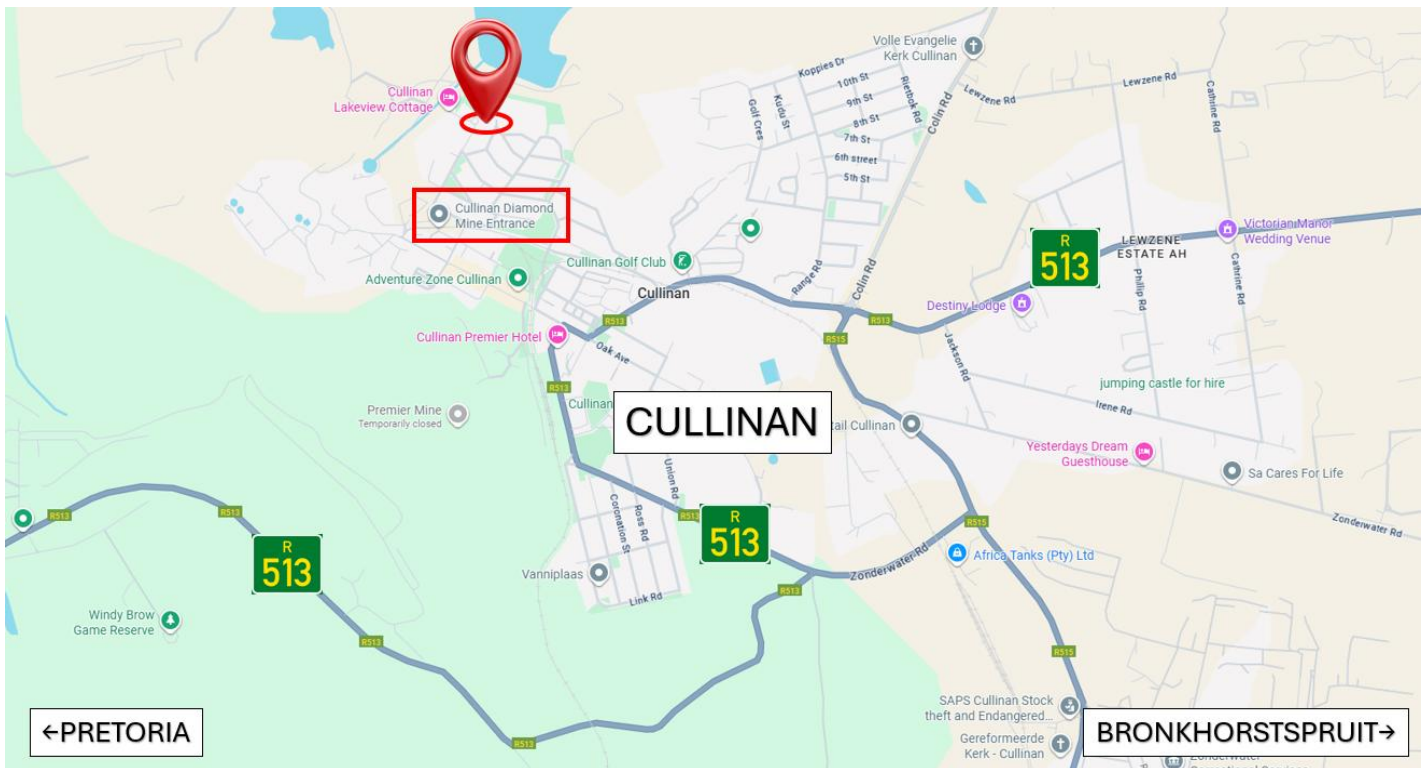
GIS / CSG Aerial



Map



GPS Co-Ordinates 25°39'53.0"S 28°31'00.3"E
-25.664729, 28.516740



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

Disclaimer

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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.