

INFORMATION PACK

FOR

4 BED FAMILY HOME IN THE HEART OF HISTORIC CULLINAN

8 HOSPITAL ROAD, CULLINAN



ON SITE AUCTION – Thursday, 5 March 2026 @ 11h00

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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:	1051m²
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 within Cullinan's historic village setting, this charming home offers a rare blend of character, generous space, and excellent accessibility via the R515 and N4. The surrounding area is well known for its established residential appeal and relaxed small-town atmosphere, making it an attractive option for both permanent living and long-term investment.

The residence comprises 3 well-sized bedrooms, each with its own private bathroom and opening onto individual courtyards, creating a strong sense of privacy and seamless indoor-outdoor living. A versatile fourth bedroom, also with a private en-suite bathroom and separate entrance, is ideally suited for use as a home office or private study, perfectly accommodating a modern work-from-home lifestyle, or as a comfortable television or family room.

The home's layout is thoughtfully designed to accommodate everyday family living while offering flexibility for evolving needs. Living spaces include a spacious open-plan lounge and dining area, a well-appointed kitchen with pantry, and a large laundry, all contributing to a functional and practical flow throughout the home.

Additional features include a 5,000-litre water tank fitted with a pressure pump, enhancing reliability and day-to-day practicality. The property is further complemented by a beautifully designed low-maintenance garden, ample parking, and approved building plans already in place. Select furniture items will be included in the sale, adding further convenience and immediate value.

Ideally positioned in a quiet residential area of Cullinan, the home is conveniently located close to local shops, schools, medical facilities, and essential services. It also enjoys walking-distance proximity to Zau-Spa and Cullinan Wellness Hospital, ensuring ease of daily living.

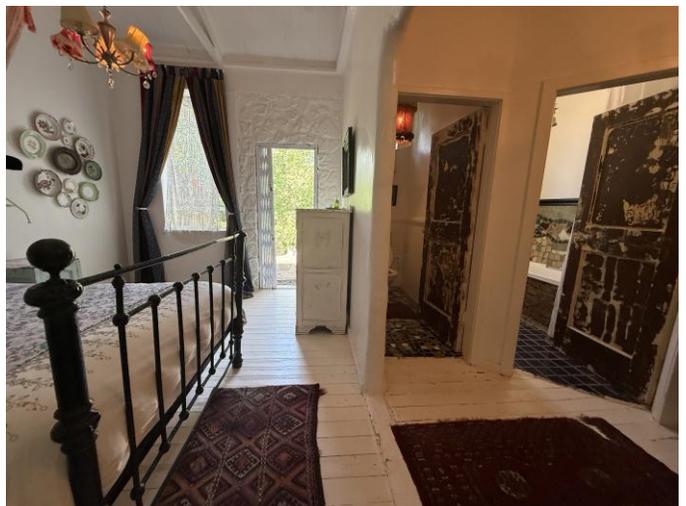
Cullinan is internationally recognised for its historic diamond mine and distinctive village charm, attracting consistent tourism through its craft markets, restaurants, museums, and popular wedding venues. Located approximately 30 minutes from Pretoria and within easy reach of Johannesburg, the town continues to experience steady demand from buyers seeking lifestyle properties outside major urban centres. Limited residential supply, coupled with ongoing tourism activity, underpins Cullinan's growing reputation as a sound long-term property investment.

Set within a desirable residential area, this home offers comfort, flexibility, and enduring appeal, presenting an excellent opportunity for buyers seeking a well-located family residence supported by strong lifestyle and investment fundamentals.

Rates & Taxes: ± R537.16 p/m

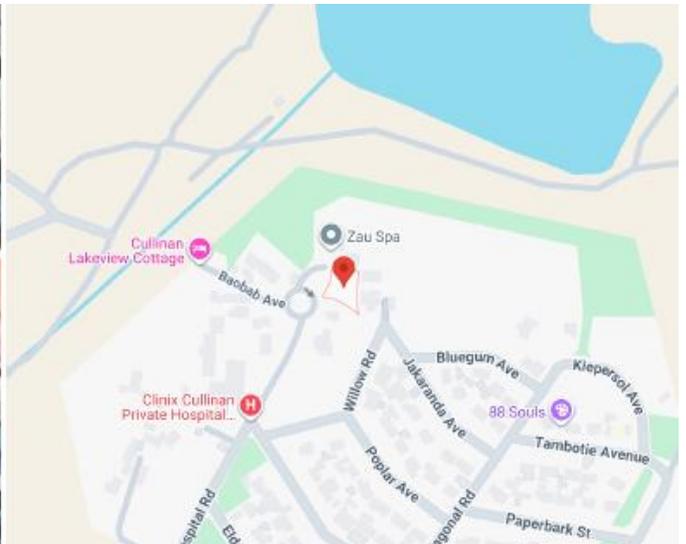
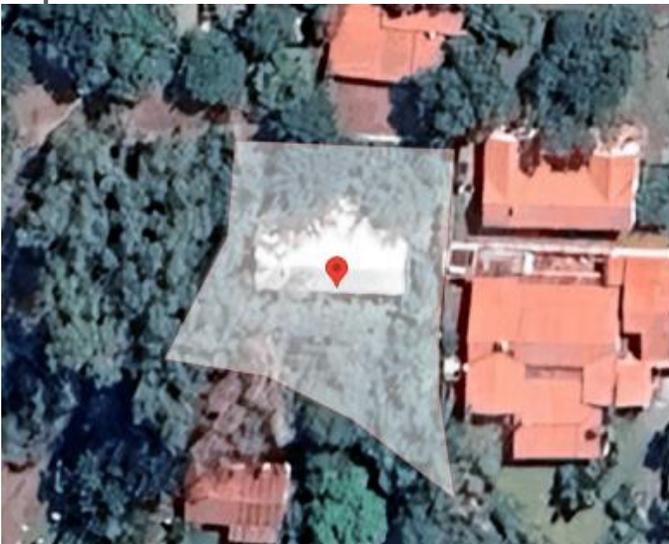
Photos







Map





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



CSG Aerial



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:

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Disclaimer

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