

# INFORMATION PACK

FOR

# ELAWINI ESTATE

## LUXURY 3 BED FAMILY HOME

R40 WHITE RIVER RD, ELAWINI LUXURY RESIDENTIAL ESTATE,  
21 LETABA CIRCLE (STAND 1/955)

**\*\*OWNER EMIGRATED\*\***



ON SITE AUCTION – Wednesday, 4 March 2026 @ 11h00

Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

### PORTION 1 OF ERF 955, RIVERSIDE PARK EXT 5, MPUMALANGA – JT

Known As:	R40 WHITE RIVER RD, ELAWINI LUXURY RESIDENTIAL ESTATE, 21 LETABA CIRCLE (STAND 1/955)
Title Deed:	T2196/2016
Extent:	1094m <sup>2</sup>
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JT
Province:	MPUMALANGA
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

# ELAWINI

LUXURY RESIDENTIAL ESTATE

EST 2007

*Live the lifestyle of a secure upmarket security estate.*

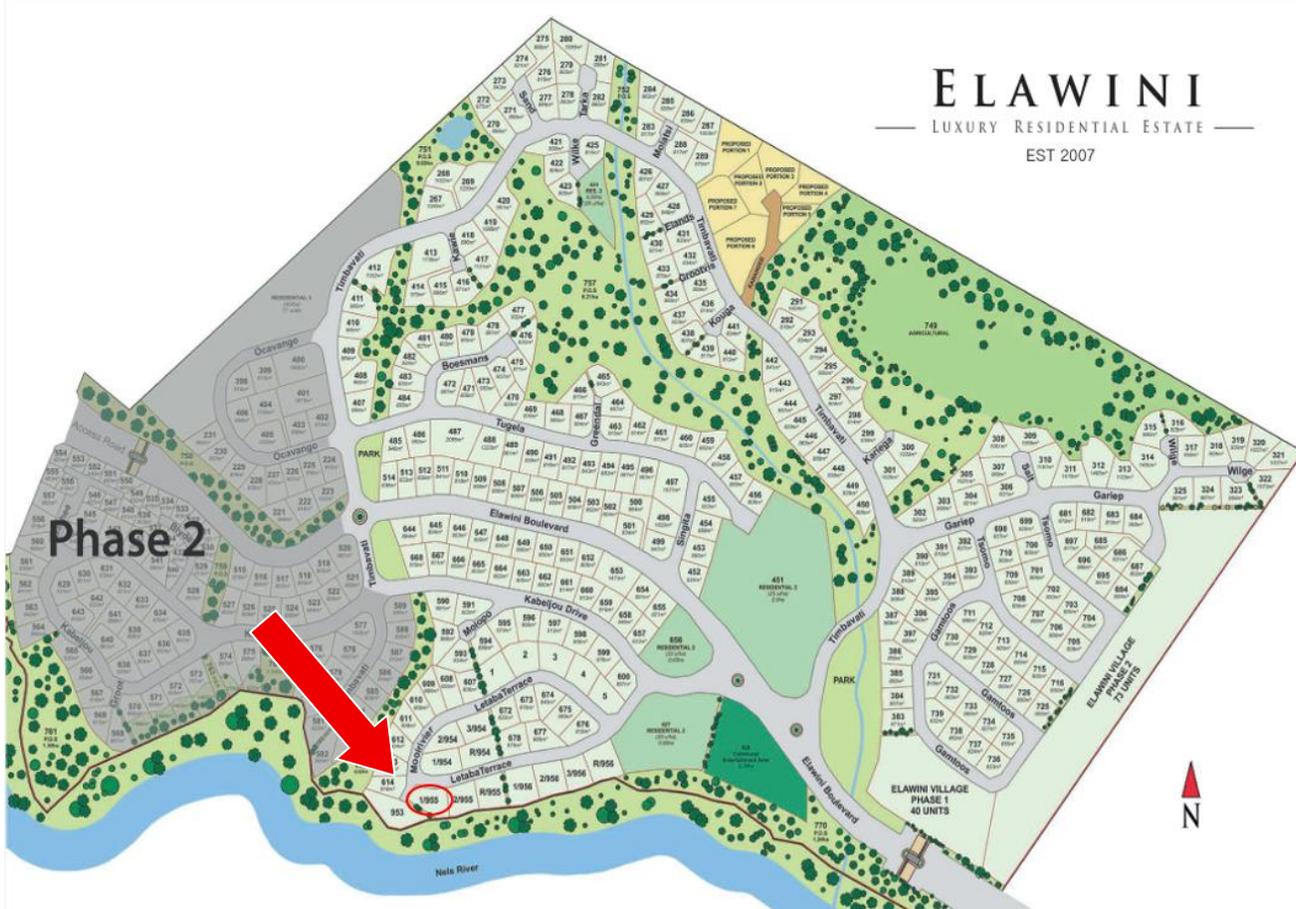
*Elawini Lifestyle Estate is an established estate that has been successfully managed by a fully functional Homeowners Association, ensuring ongoing high standards of living.*

The Elawini Luxury Residential Estate is located just outside Nelspruit on the way to White River and is centrally located close to the following attractions:

- \* The Mpumalanga Government Complex
- \* The Riverside Mall
- \* The Emnotweni Casino
- \* The new Makro Centre
- \* The Grove Shopping Centre
- \* The Lowveld Botanical Gardens
- \* Penryn College
- \* New Kiaat Private Hospital (under construction)
- \* University of Mpumalanga

This **picturesque 84 Ha security estate** boasts everything that a residential community could ever desire: **Clubhouse, Sport Centre & Gym**, (Squash Court, Swimming Pool, Tennis Court, Fully Equipped Gym), and **excellent Security**.

# Estate Map



## Property Information

This beautifully designed home is set within the prestigious and secure Elawini Lifestyle Estate in Nelspruit, offering exceptional value in a premium residential environment. Immaculately maintained and presented in pristine, move-in-ready condition, the property reflects quality and care throughout.

The residence showcases a distinctive architectural style that seamlessly blends modern design with open-plan living, natural surroundings, and practical functionality, resulting in a home that is both elegant and highly livable.

At the heart of the home is an impressive open-plan living and dining area, enhanced by striking double-volume ceilings that flood the space with natural light and create a sense of scale and openness. These living areas flow seamlessly onto a spacious patio overlooking a gently passing river and surrounding indigenous vegetation—an idyllic setting for both relaxed everyday living and entertaining.

The modern kitchen integrates effortlessly with one of the two expansive lounges, allowing for easy interaction between cooking, dining, and living spaces. A second lounge offers additional flexibility for family living or entertaining, while the upstairs loft area accommodates a private and functional study.

The main bedroom serves as a private sanctuary, complete with a walk-in dressing area and a luxurious full en-suite bathroom, ensuring comfort and privacy. Two additional well-proportioned bedrooms share a stylish modern bathroom and offer ample built-in cupboard space. All bedrooms are fitted with custom-made curtains, which are included in the purchase price.

Parking and convenience are well catered for with an extra-large double garage, as well as secure parking for up to ten vehicles beneath the home—ideal for hosting guests or accommodating extended family.

Additional features include a built-in central vacuum system, a backup water tank connected to the main house supply, and solar panels with backup batteries supplying approximately 50% of the home's electricity requirements, with generator readiness already in place.

Residents of Elawini Lifestyle Estate enjoy access to premium communal amenities, including a clubhouse, tennis courts, gym, sports facilities, and a swimming pool.

This exceptional home offers privacy, tranquility, and a refined lifestyle within one of Nelspruit's most sought-after lifestyle estates.

**Rates & Taxes: ±R1,372.00 | Levies: ± R1,630.00**

## Property Description

### Main House

- 3 Bedroom
- 2 Bathrooms
- Kitchen
- Scullery
- Pantry
- 2 Lounges
- 1 Dining Room
- Study (Loft)
- Garden
- Scenic Views
- 2 Garages
- 10 Parkings

## Aerial Photos



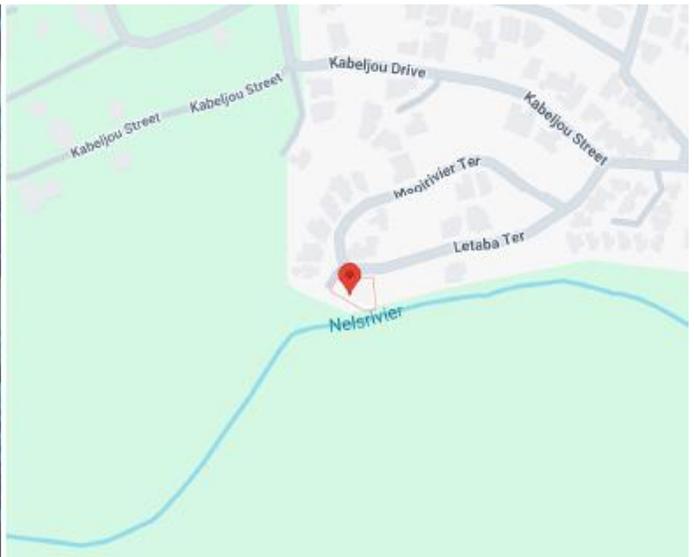
Photos





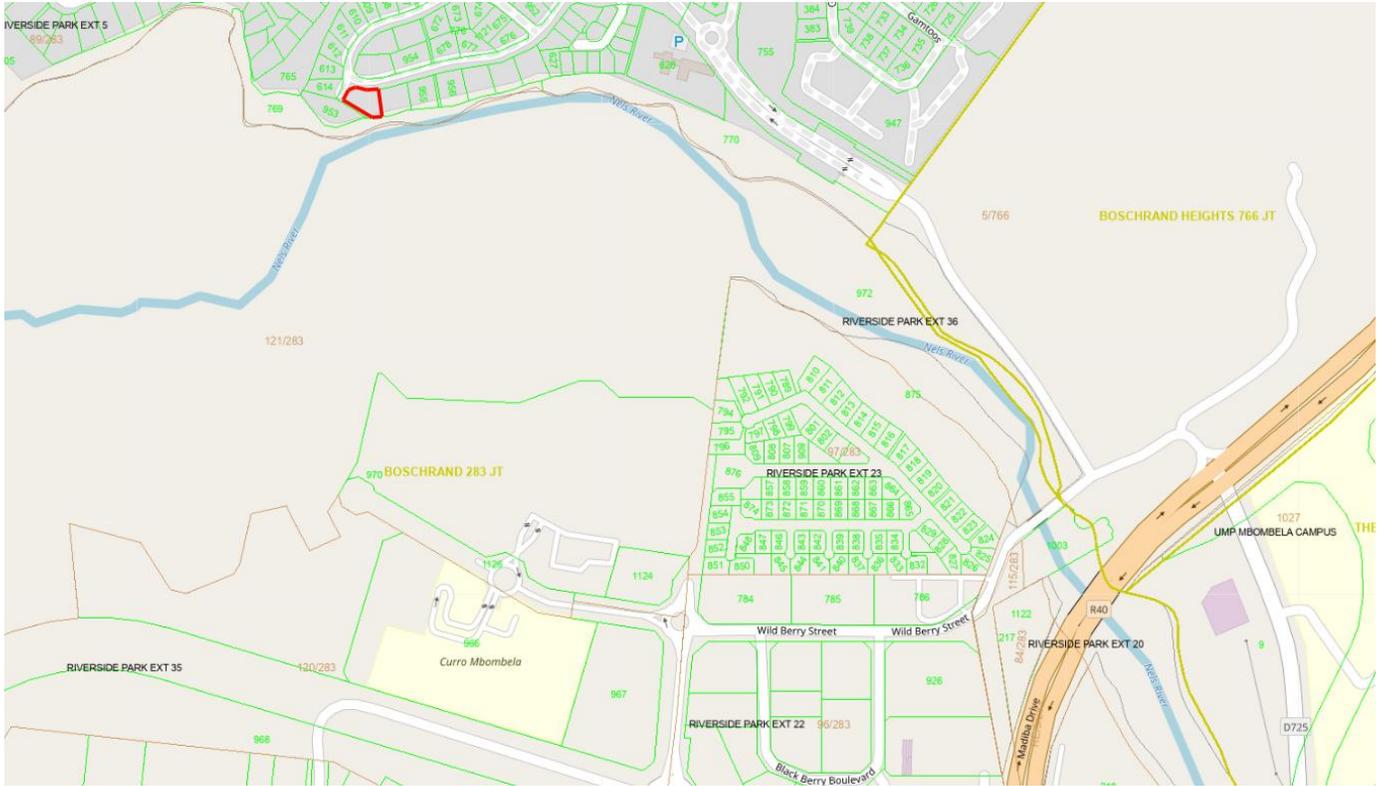


Map



GPS Co-Ordinates 25°25'23.6"S 30°57'23.8"E  
-25.423226, 30.956619

### CSG



### Estate Map



**ELAWINI**  
— LUXURY RESIDENTIAL ESTATE —  
EST 2007

## 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.

**Pieter Nel**

**084 8800 165 / [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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