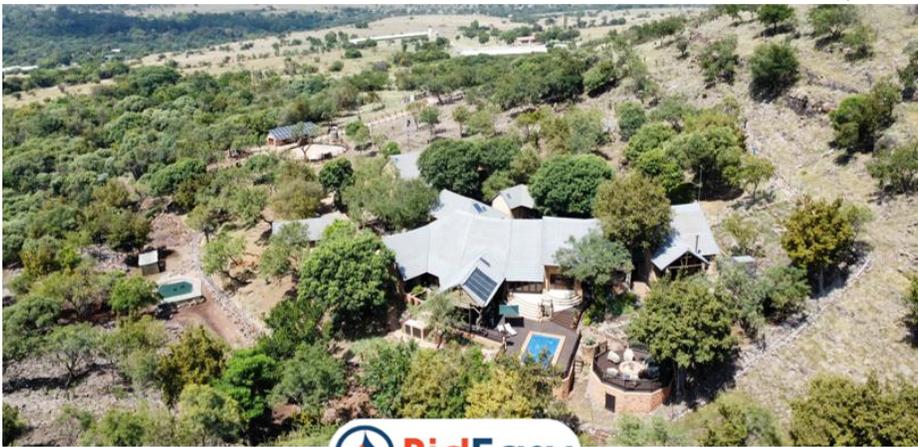


INFORMATION PACK

FOR

LUXURY 4 BED HOME WITH 3 COTTAGES IN NATURE RESERVE

CROCODILE RIVER RESERVE, HENNOPSRIEVER



ON SITE AUCTION – Tuesday, 31 March 2026 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

REMAINING EXTENT OF PORTION 118 OF FARM HENNOPSRIVIER 489, GAUTENG – JQ

Title Deed: T42950/2018
Extent: 8.9703 Ha

PORTION 184 OF FARM HENNOPSRIVIER 489, GAUTENG - JQ

Title Deed: T107096/2015
Extent: 6.6101 Ha

Known As: 89A LAZY RIVER ROAD, HENNOPSRIVIER, R511
Total Extent: 15.5804 Ha
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JQ
Province: GAUTENG
VAT Status: The seller is NOT registered for VAT
Zoning: AGRICULTURAL

Property Information

This exclusive 15.5804 Ha agricultural property is situated within the **Crocodile River Reserve conservancy** in the Hennops River area near Centurion, offering tranquil country living with **convenient access to the R511 and key urban nodes**. Amenities in Centurion are close at hand, while Midrand, Fourways, and Hartbeespoort Dam are all within approximately ± 30 minutes, striking the perfect balance between privacy and accessibility.

This **exceptional property places strong emphasis on luxurious living and the seamless connection between indoor and outdoor spaces**. The magnificent main residence is designed to embrace natural light and sweeping bushveld views, with expansive living areas flowing effortlessly onto entertainment spaces, creating a harmonious lifestyle experience that blends comfort, elegance, and nature.

This magnificent, immaculate, and truly extraordinary estate presents an outstanding collection of luxurious living spaces, perfectly positioned within a serene and unspoiled bushveld setting.

The improvements include a large, **luxurious 4-bedroom main residence and 3 separate cottages, all featuring beautiful and elegant finishes**, offering versatile accommodation options — ideal for extended family, guests, or rental income.

Outdoor amenities further elevate the lifestyle experience and include a swimming pool, boma, a 40m² deck, koi dam, horse stables, horse paddock, tack room, gym, solar room, 2 additional garages, staff accommodation, and vegetable garden.

The design of the property allows for an effortless flow from the interior areas onto the deck and pool area, enhancing entertaining and everyday family living while fully embracing the surrounding natural beauty.

Approximately **±6 Ha** are **game-fenced and incorporate 3 established walking trails, stocked with 2 eland, 4 white springbok, 1 sable, and 5 nyala**, as well as a duck pond, enhancing the property's private conservation appeal and outdoor lifestyle offering.

The property is well-secured with comprehensive safety measures, including an anti-creep electric fence, an alarm system, burglar-proofing, a 150m IR CCTV system, access gates, and perimeter beams. Secure access is further ensured via a controlled estate entrance gate as well as a secondary private gate to the property, adding to its overall desirability and peace of mind.

In addition, the property is exceptionally well equipped for self-sufficiency. It offers **1 borehole** supported by **4 x 5,000L water storage tanks, fully off-grid** on 1-phase power, with **24 solar panels, 2 x 8kW inverters, 30kW battery capacity**, and a **12.5kVA generator**. Gas geysers service the entire property, ensuring a reliable and efficient hot water supply throughout. Furthermore, 3-phase power is also available via the existing Eskom substation, offering added flexibility for future expansion or operational needs.

Property Layout – Living Units & Workshop/Storage Areas

– Main House

This large and beautifully appointed residence boasts elegance, luxury, and exceptional space. It offers 4 generously sized bedrooms, 3.5 bathrooms, a study, a well-equipped kitchen with a scullery and pantry, 2 expansive living rooms, and a stylish bar with a dedicated entertainment area — ideal for hosting family and friends. A double garage adds to the home's practicality. The living areas flow seamlessly onto the deck and pool area, creating a harmonious blend of indoor and outdoor living, perfectly suited for both relaxation and entertaining.

– Cottage 1

Includes 1 bedroom, 1 bathroom, a stylish kitchen, and a private patio. This beautifully finished cottage showcases modern design elements and elegant finishes throughout, creating a refined and welcoming space — ideal as a luxurious private guest suite or income-generating unit.

– **Cottage 2**

Comprises 1 bedroom, 1 bathroom, a living area, a well-appointed kitchen, and a patio. Designed with the same attention to detail as the main residence, this cottage features contemporary finishes and a light-filled layout, offering sophisticated, comfortable, and fully independent accommodation.

– **Cottage 3**

Offers 1 bedroom, 1 bathroom, and a patio, complemented by tasteful, high-end finishes and a modern aesthetic. This charming unit provides an intimate yet elegant living space, perfectly suited for guests or extended family while maintaining privacy and comfort.

– **Warehouse & Storage Facilities**

One of the garages is thoughtfully utilized as a versatile workshop and incorporates staff accommodation as well as a dedicated gym area. In addition, there are 3 further storage rooms on the property, as well as a substantial 3m x 6m walk-in safe within the storage facility, ensuring exceptional security and ample space for equipment, tools, valuables, and operational requirements.

This remarkable property offers a peaceful yet well-connected lifestyle, surrounded by scenic natural views and complemented by modern comforts.

The Hennops River region falls within a formally protected environmental zone, ensuring the preservation of biodiversity, natural landscapes, and vital water resources. Ownership here not only offers outstanding lifestyle appeal but also represents an investment in long-term environmental sustainability.

Rates & Taxes ± R512.75 p/m / **Access Gate Levy:** ± R500.00 per registered cellphone

Properties in the Crocodile River Reserve

The Crocodile River Reserve is a protected, eco-sensitive area focused on biodiversity and natural landscapes. Properties are subject to environmental regulations that limit land use, construction, and agricultural activities to reduce ecological impact, with development typically restricted to a small portion of the land.

The reserve includes areas such as Hennops River, Roodekrans, Doornrandje and Rhenosterspruit, creating a network of lifestyle and eco-friendly properties.

While zoned for agricultural use, large-scale farming is generally restricted, and environmental protections govern development. Prospective buyers should consult local authorities to understand applicable regulations and permissible land uses.

Property Description

Main House

- 4 Bedrooms
- 3.5 Bathroom
- Kitchen (Scullery & Pantry)
- 2 x Living Rooms
- 2 x Garages
- Swimming Pool
- Entertainment Area & Bar

Cottage 1

- 1 Bedroom
- 1 Bathroom
- Patio

Cottage 2

- 1 Bedroom
- 1 Bathroom
- Living Area
- Kitchen
- Patio

Cottage 3

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Patio

Outdoor Amenities

- Swimming Pool (Solar Heated)
- Boma
- 40m² Deck (Built-in Braai & Pizza Oven)
- Gym
- Solar Room
- Horse Stables
- Horse Paddock
- Tack Room
- 2 x Additional Garages
- Staff Accommodation
- Vegetable Garden
- Koi Dam

Property Features

- 1-Phase electricity (Off Grid)
- 1 x Boreholes (Equipped)
- 4 x Water storage tank
- 3 x Storage Rooms
- Workshop
- 12.5kVA Generator
- Solar Power System (24 solar panels, 2 x 8kW inverters, 30kW battery capacity)
- 3-Phase also available (existing Eskom substation)



Aerial



Photos – Main House







Photos – Cottage 1



Photos – Cottage 2



Photos – Cottage 3



Photos – Game Fenced Area



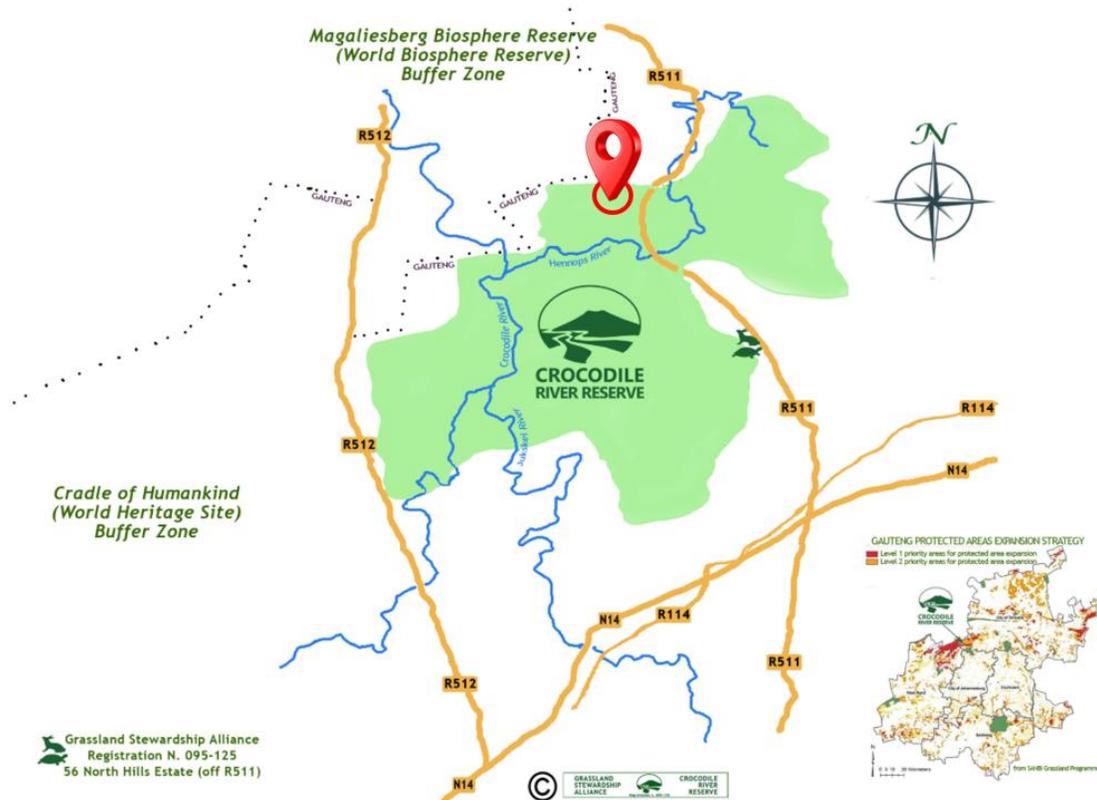
Photos – Workshop & Storage, Solar Room, Horse Paddock & Tack Room



Map



GPS Co-Ordinates 25°49'32.7"S 27°57'38.9"E
 -25.825751, 27.960797



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

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