

INFORMATION PACK

FOR

HILLSIDE SECURITY ESTATE LARGE 4 BED HOME WITH 2 BED FLAT & HOME OFFICE

154 NAHOON CRESCENT, HILLSIDE ESTATE, MORELETA PARK, PRETORIA EAST



ON SITE AUCTION – Thursday, 23 April 2026 @ 11h00

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Property Information

Title Deed Information –

PORTION 0 OF ERF 6142, MORELETAPARK EXT 44, GAUTENG - JR

Known As:	154 NAHOON CRESCENT, HILLSIDE ESTATE, MORELETA PARK, PRETORIA EAST
Title Deed:	T8921/2009
Extent:	791m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Description

This 4-bedroom family home, complete with a 2-bedroom flat and home office, is situated in the prestigious Hillside Estate in Moreleta Park, offering secure estate living with 24-hour controlled access and beautifully maintained surroundings. Residents enjoy access to a clubhouse, while the estate's neat environment and strong sense of community create a safe, welcoming setting—making this a versatile property that combines comfortable family living with added income potential.

Hillside Estate is a highly sought-after address in Pretoria East, offering a peaceful suburban atmosphere while remaining conveniently close to major routes, shopping centers, schools, and everyday amenities.

The property benefits from a prime location near Wekker Street, where a variety of shops, restaurants, and amenities are within easy reach. Popular shopping centers such as Moreleta Village Shopping Centre, Irene Village Mall, and Woodlands Boulevard are nearby.

Families will appreciate the close proximity to leading schools, including Woodhill College, Laerskool Elarduspark, and Hoërskool Garsfontein. Easy access to the N1 and N4 highways ensures excellent connectivity across Pretoria East and beyond.

The main home features 4 bedrooms, 3 bathrooms, and generous living areas designed for comfortable family living and entertaining. The kitchen flows into the dining room and lounge, leading to a patio with a built-in braai overlooking the private garden and swimming pool, providing an ideal setting for indoor and outdoor enjoyment.

The 2-bedroom flat has its own entrance, kitchen, and living room, and opens out directly into the garden with the swimming pool, offering excellent rental potential.

This property presents a rare opportunity to acquire a versatile family home in a premier estate, combining secure living, excellent location, lifestyle appeal, and additional income potential in Pretoria East.

Improvements:

Main House

- 4 Bedrooms (1 ensuite)
- 3 Bathrooms
- Kitchen
- Laundry
- Dining Room
- Lounge
- Patio with Built-in Braai
- Separate Home Office

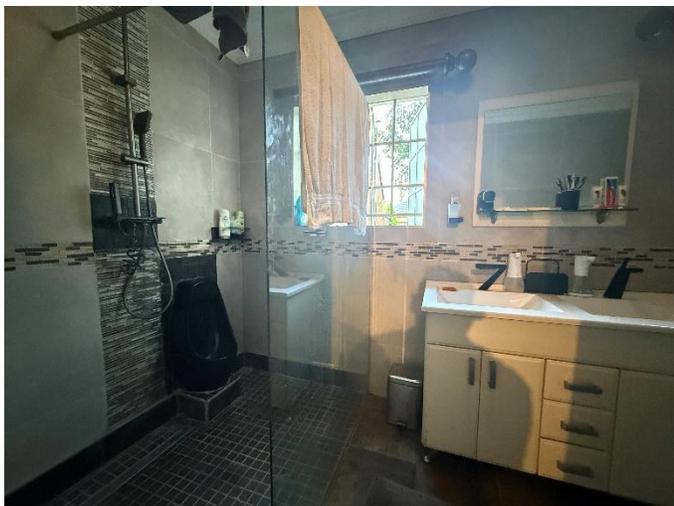
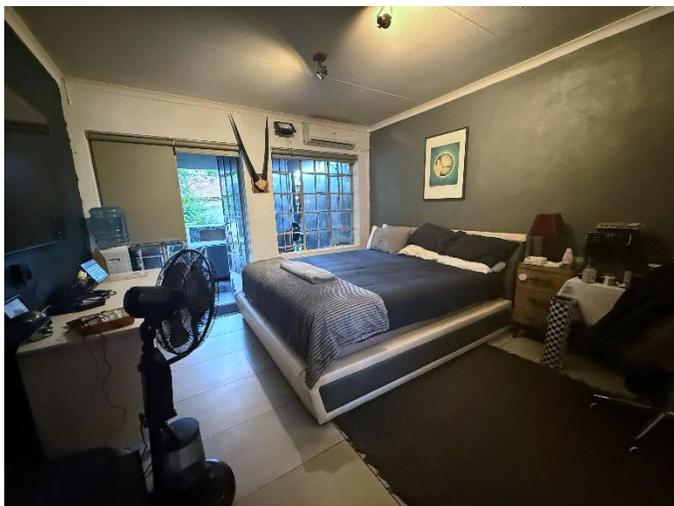
- Swimming Pool
- Garden

Flat

- 2 Bedroom
- 1 Bathroom
- Kitchen
- Living Room

Photos – Main Residence



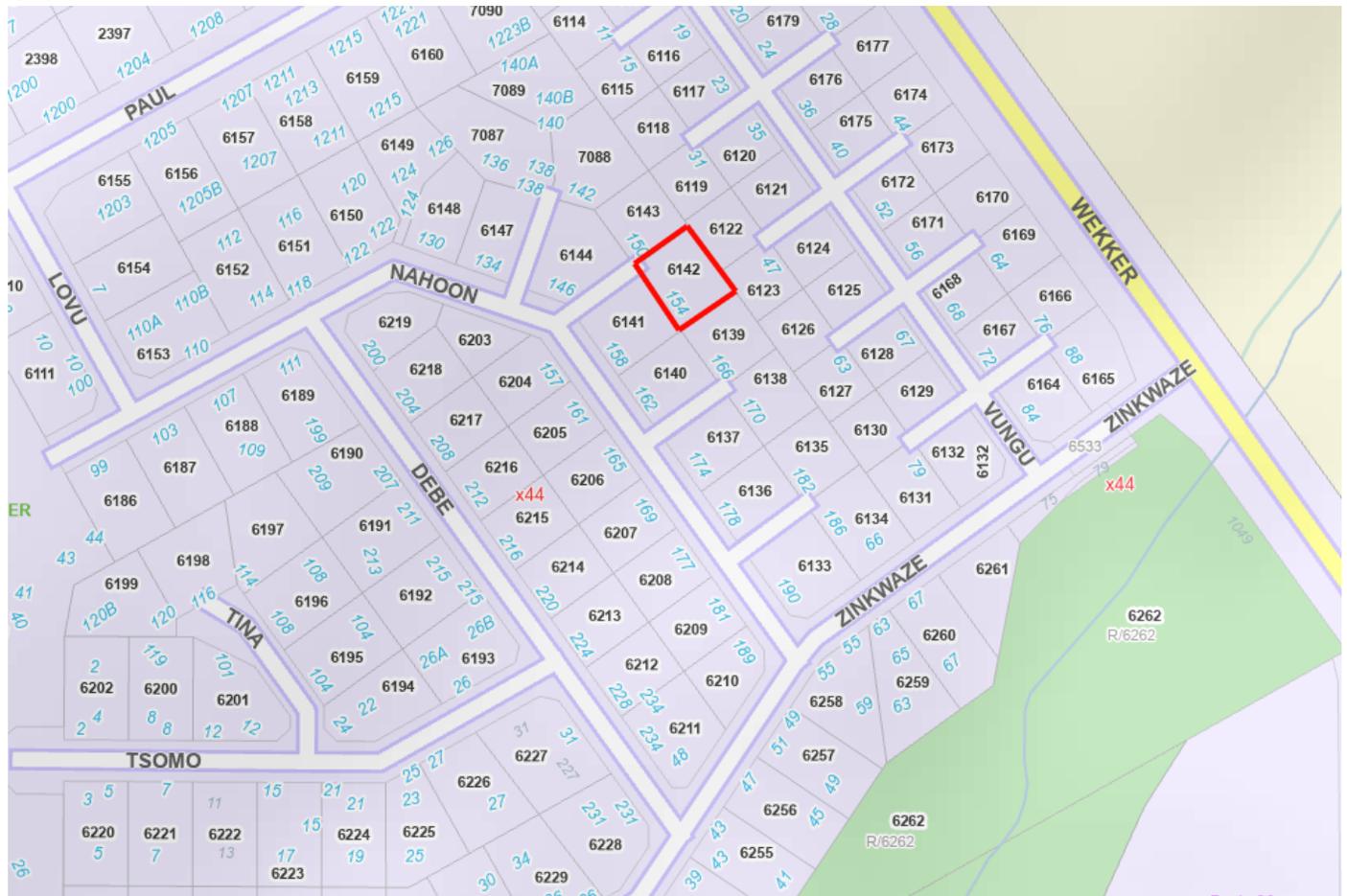




Photos - Flat



GIS



Map



**GPS Co-Ordinates 25°50'09.4"S 28°17'58.8"E
-25.835954, 28.299678**



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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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.