

INFORMATION PACK

FOR

****DECEASED ESTATE****

3 BED FAMILY HOME AMBERFIELD VALLEY ESTATE

78 RIVERSIDE AT AMBERFIELD VALLEY, AMBERFIELD, CENTURION



**** DECEASED ESTATE ****



ON SITE AUCTION – Thursday, 14 JULY 2026 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS RIVERSIDE AT AMBERLEY VALLEY (436/2017), UNIT 78, ROOIHUISKRAAL NOORD, EXT 24, JR

Known As:	78 RIVERSIDE AT AMBERLEY VALLEY ESTATE, AMBERFIELD, CENTURION
Title Deed:	ST52548/2017
Extent:	145m²
Master's Reference:	T000998/2024
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Estate Information



office@amberfield-valley.co.za

Amberfield Valley Estate is an exclusive, master-planned residential enclave governed by an active Homeowners Association (HOA) to preserve property values and community standards.

The estate boasts **Elite Double Security** with state-of-the-art 24/7 biometric access control, patrolling guards, a fully walled perimeter with electric fencing, and continuous CCTV surveillance. Natural Sanctuary: Designed around natural parklands, the estate features beautifully manicured walkways, dedicated children's play parks, and a peaceful central river area perfect for running, cycling, or evening strolls. Education on

The estate is uniquely positioned within walking distance of the flagship **Amberfield College**, a top-tier private institution accommodating learners from Grade RRR through to Grade 12.

Property Information

Nestled inside the prestigious Amberfield Valley Estate, the Riverside complex offers premier investment and living opportunity.

This property represents the pinnacle of secure, upscale, and family-centric suburban living in one of South Africa's fastest-growing residential hubs.¹ Amberfield is highly regarded for its balance of tranquil, community-driven living and direct urban connectivity. It has evolved into a premier node for young professionals and expanding families.

The suburb provides immediate entry to major transport arteries, including the **N1 and N14** freeways, facilitating effortless commutes to the Pretoria CBD, Midrand, and Johannesburg. The area is directly serviced by established **Gautrain bus routes**, linking residents efficiently to the nearby Centurion CBD and Gautrain Station.

Located just minutes from the bustling **Mall @ Reds**, elite healthcare facilities, including a 24-hour Netcare Medi-Clinic, and both Private and Public schools, of which **Amberfield College** is within walking distance.



Unit 78 Riverside is well situated in the middle of the complex with the unique advantage of being slightly elevated and having a private garden not overlooked by neighboring units.

Improvements

This **SIMPLEX** features a spacious, sunlit open-plan lounge and dining area that flows seamlessly into the kitchen. The modern kitchen is styled with premium granite countertops, an under-counter oven, a pantry, space for a double-door fridge, and plumbed capacity for major appliances.

Sliding doors lead out from the open plan living/dining room onto a covered patio, opening up to a private garden. There are 3 bedrooms and 2 bathrooms with the main bedroom en-suite.

- 3 Bedrooms
 - 2 Bathrooms
 - Kitchen & Scullery
 - Open Plan Living Room & Dining Room
- Private Garden
 - Undercover Patio with Braai
 - Double Garage
 - Secure Access

Rates & Taxes: ± R1,514.00pm

Levy: ± R3 505.00.00pm

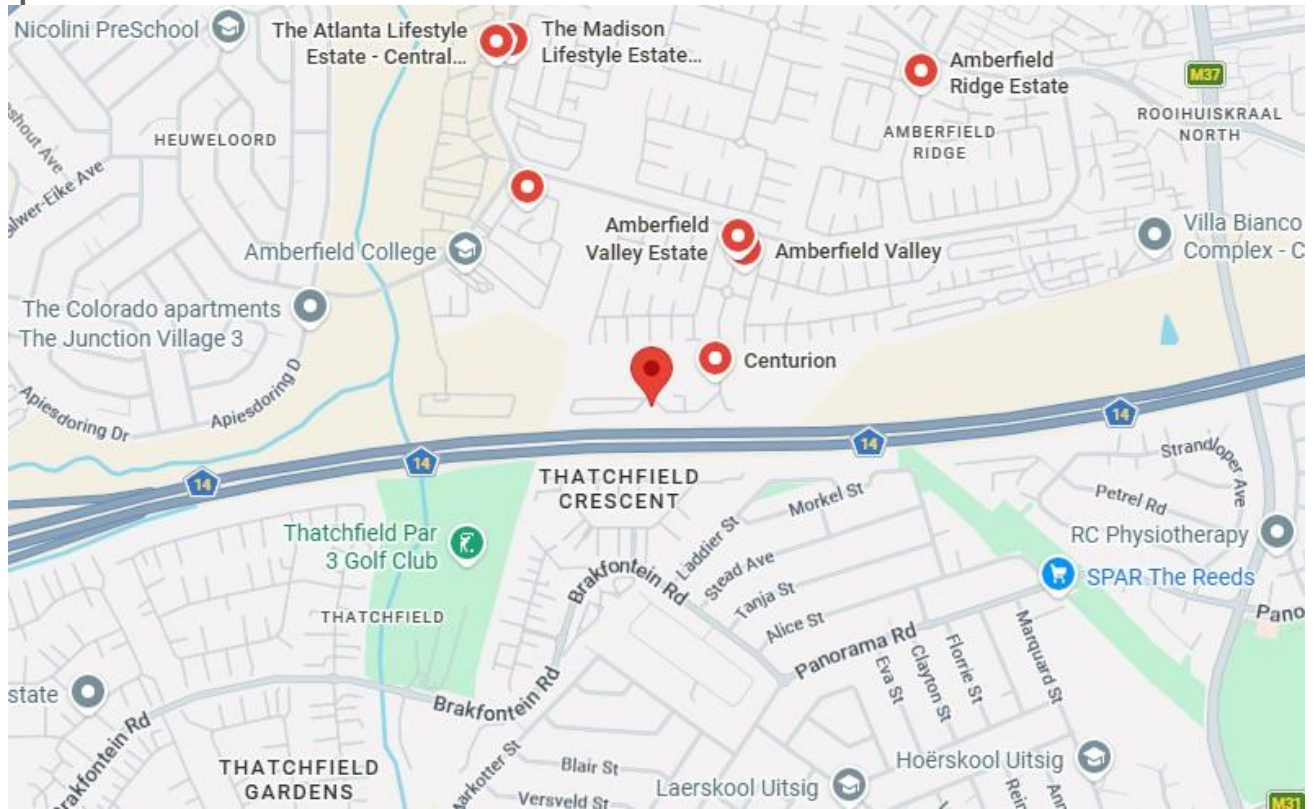
Photos



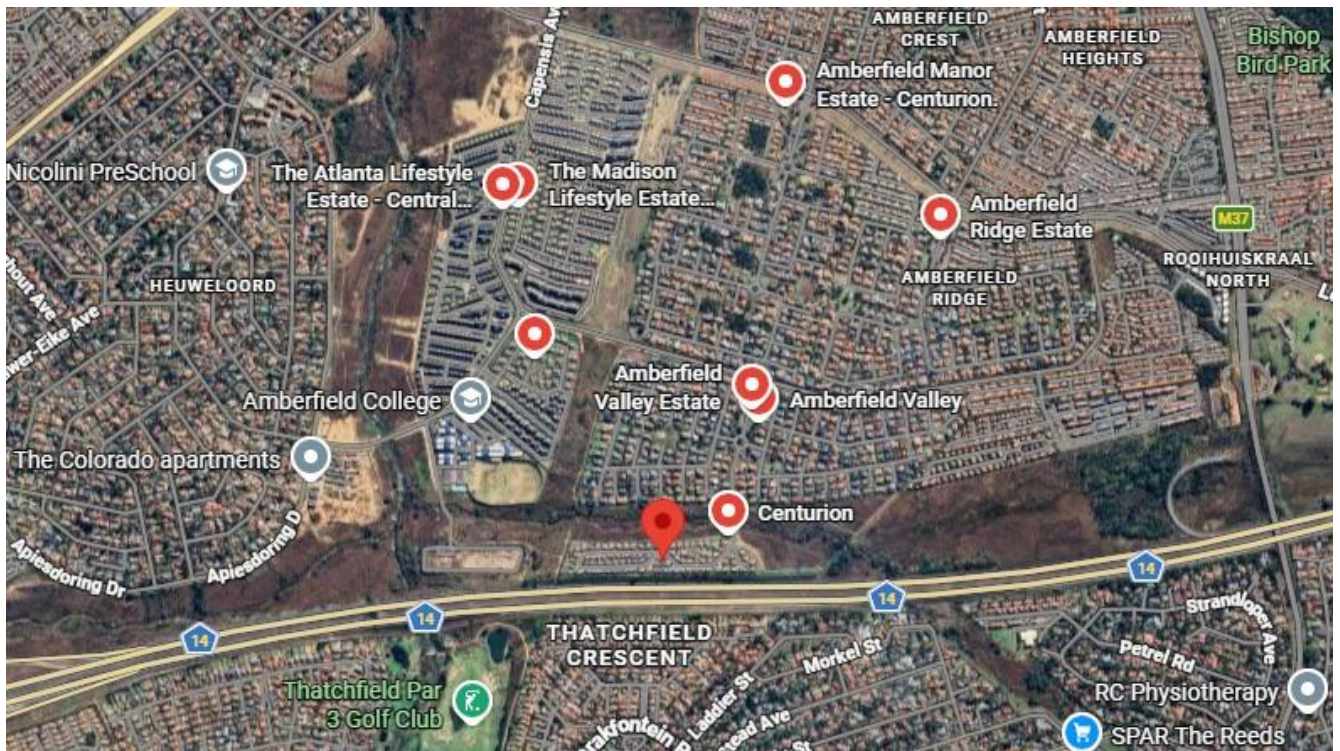




Map



GPS Co-Ordinates 25°53'21.0"S 28°07'35.9"E
-25.889161 / 28.124189



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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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.