

INFORMATION PACK

FOR

LARGE 4 BED HOME

KUNGWINI COUNTRY

ESTATE

1253 & 1254 KUNGWINI COUNTRY ESTATE, BRONKHORSTBAAI



ON SITE AUCTION – Tuesday, 1 September 2026 @ 11h00
Pieter 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 53 OF ERF 12, KUNGWINI COUNTRY ESTATE, GAUTENG - JR

Known As: 1253 KUNGWINI COUNTRY ESTATE, BRONKHORSTBAAI
Title Deed: T1551/2024
Extent: 141m²

PORTION 54 OF ERF 12, KUNGWINI COUNTRY ESTATE, GAUTENG - JR

Known As: 1254 KUNGWINI COUNTRY ESTATE, BRONKHORSTBAAI
Title Deed: T1552/2024
Extent: 325m²

Total Extent: 466m²
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

Situated in the **popular Kungwini Country Estate on the shores of Bronkhorstspuit Dam**, this exceptional property offers a relaxed estate lifestyle within easy reach of everyday amenities. Bronkhorstspuit provides access to schools, shopping facilities, medical services and restaurants, while the N4 offers convenient connections to Pretoria and surrounding areas.

Kungwini Country Estate offers residents a secure and peaceful environment, with the added benefit of being close to Bronkhorstspuit Dam and its recreational facilities. The estate is well suited to families seeking space and a relaxed lifestyle while remaining within easy driving distance of Bronkhorstspuit and major transport routes.

Uniquely designed as a spacious double-storey home built across two stands, the property offers a versatile layout suited to a large family, extended family living or two households under one roof. The home comprises 4 bedrooms and 3.5 bathrooms, with the accommodation arranged across two sides of the property and connected by a large, enclosed entertainment area.

House 1

On one side of the home, the ground floor features 2 bedrooms, one full bathroom and a utility room, with a back door providing direct access to the garden. Separate stairs lead to the upper level, where a kitchen, second full bathroom and living area are situated.

House 2

On the opposite side, the upper level offers a second kitchen, two living areas and a guest bathroom. Separate stairs lead down to the garden level, where two additional smaller bedrooms and a full bathroom are located.

At the centre of the home is a large, enclosed entertainment area on the upper level, complete with a jacuzzi and bar. The entertainment area and private garden are shared, while each side of the home has its own kitchen and living spaces, offering flexibility and a degree of independence. This unique configuration makes the property ideal for extended families or two families wanting to live together while maintaining separate living areas.

The property also boasts 2 double garages, providing secure parking and additional storage space. The paved frontage and ample additional parking further enhance the practicality and versatility of this unique property.

Erf 12/53

Rates & Taxes: ±R919.00 p/m

Levies: ±R1,769.73 p/m

Erf 12/54

Rates & Taxes: ±R1,054.00 p/m

Levies: ±R1,932.24 p/m

Property Improvements

House 1

- 2 Bedrooms
- 2 Bathrooms
- Utility Room / Laundry
- Kitchen
- Living / Dining Room
- Shared Garden
- Double Garage
- Ample Parking

House 2

- 2 Bedrooms
- 1.5 Bathrooms
- Kitchen
- Living Room
- Dining Room
- Shared Garden
- Double Garage
- Ample Parking

CSG



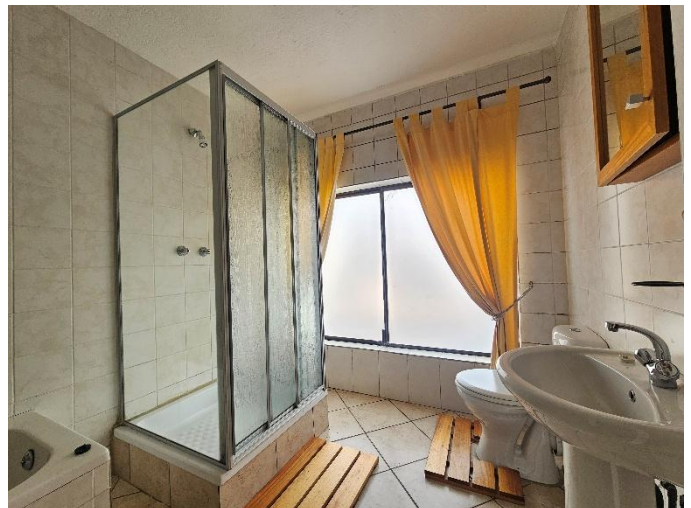
GIS



Aerial Photos

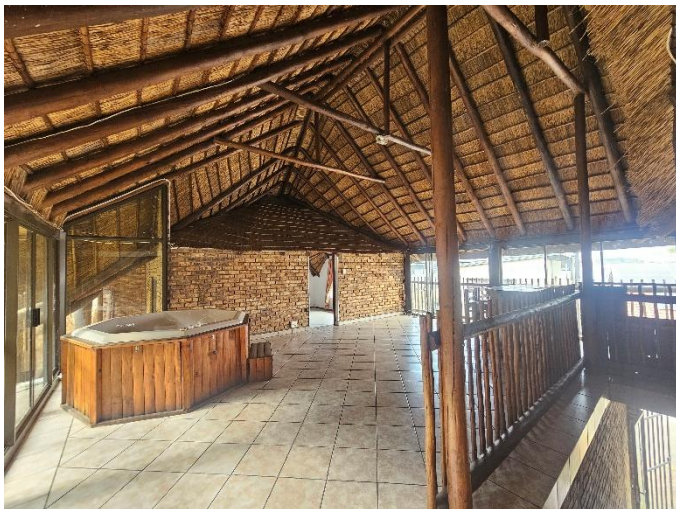


Photos – House 1



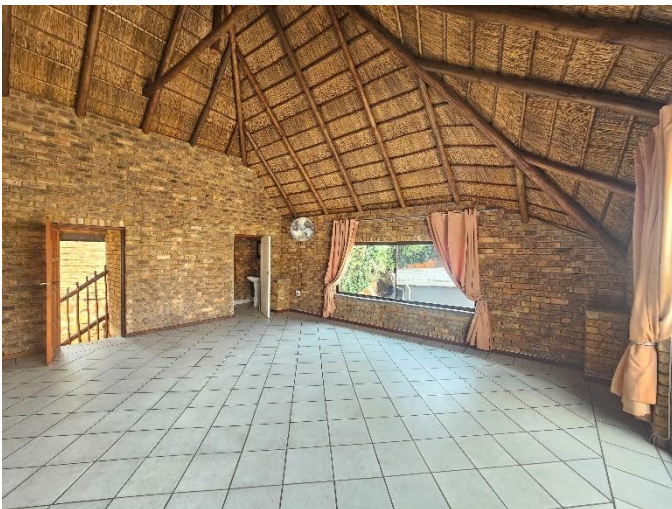


Photos – Entertainment Area



Photos – House 2





Photos – Garden



CSG





DIAGRAM FOR CONSOLIDATED TITLE

OFFICE COPY

Ordinance No. 15/1986
Section 92
Plan and Certificate

S.G. No. 7868/2005

Approved

H.C. Frank / Smith

for SURVEYOR-GENERAL
2006.02.08

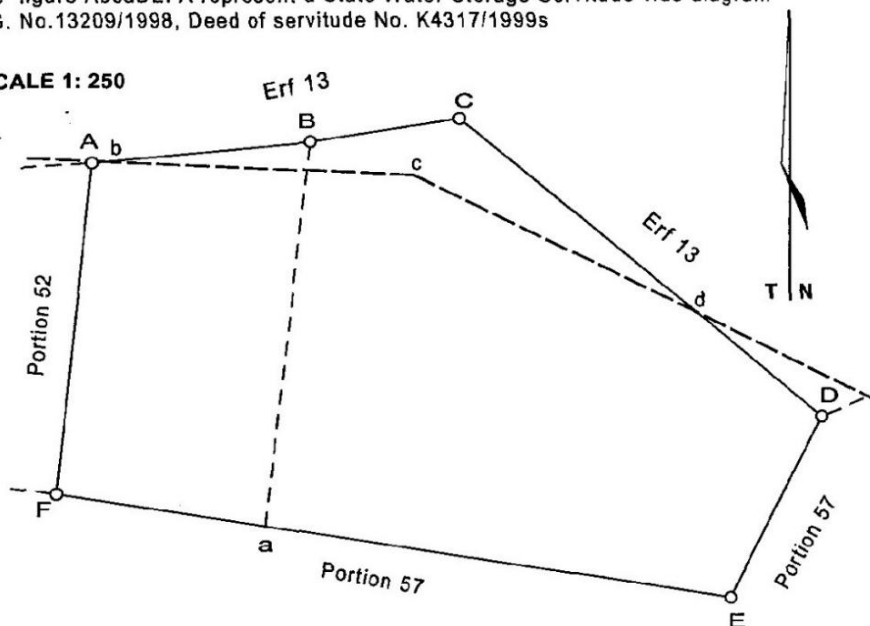
COMPONENTS

Figure	Description	General Plan S.G. No.	Deed of Transfer
1	ABaF	326/2002	T95850/2003
2	BCDEa	326/2002	T95850/2003

Servitude Note:

The figure AbcdDEFA represent a State Water Storage Servitude vide diagram S.G. No.13209/1998, Deed of servitude No. K4317/1999s

SCALE 1: 250



The figure
represents

ABCD EFA
466 square metres
Portion 58 of Erf 12
KUNGWINI COUNTRY ESTATE

of land being

and comprises components 1 and 2 as tabulated above

Province of Gauteng

Compiled in August 2005 by me

M.J. Maseko
M.J. MASEKO (PLS 1144)
Professional Land Surveyor

This diagram is annexed to
No.
d.d.
i.f.o.
Registrar of Deeds Pretoria

The original diagrams are
as tabulated above
Transfer
Grant

File: ERVEN
S.R.
G.P. S.G. No. 326/2002
Comp. JR 8C
TP 15812

Job No. BR080

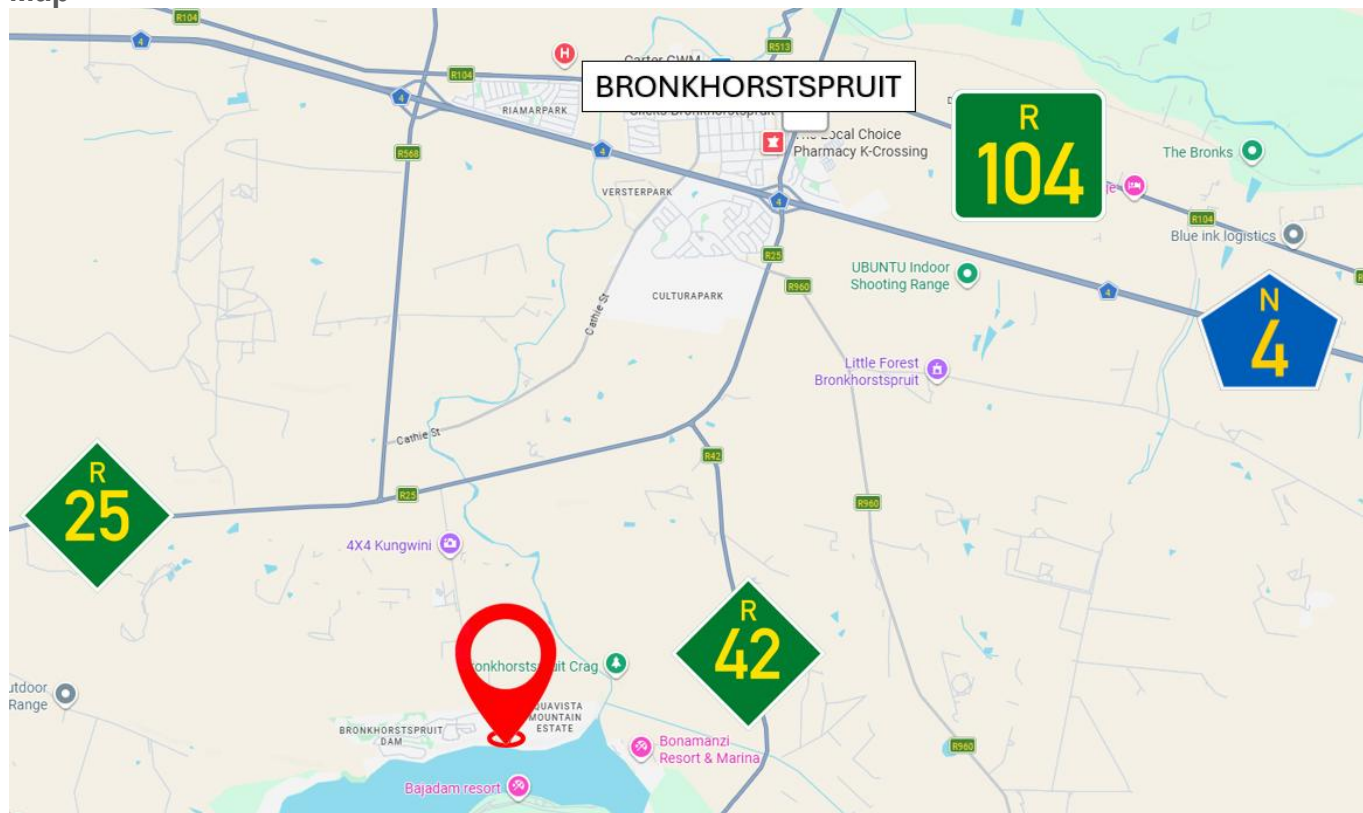
Erf 12/53



Erf 12/54



Map



GPS Co-Ordinates 25°53'24.3"S 28°42'31.4"E
-25.890078, 28.708720

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 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 Beukes

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