

# INFORMATION PACK

FOR

## LUXURY FAMILY HOME ON A 1Ha STAND

15 BATELEUR STREET, SHANDON ESTATE, NELSPRUIT,



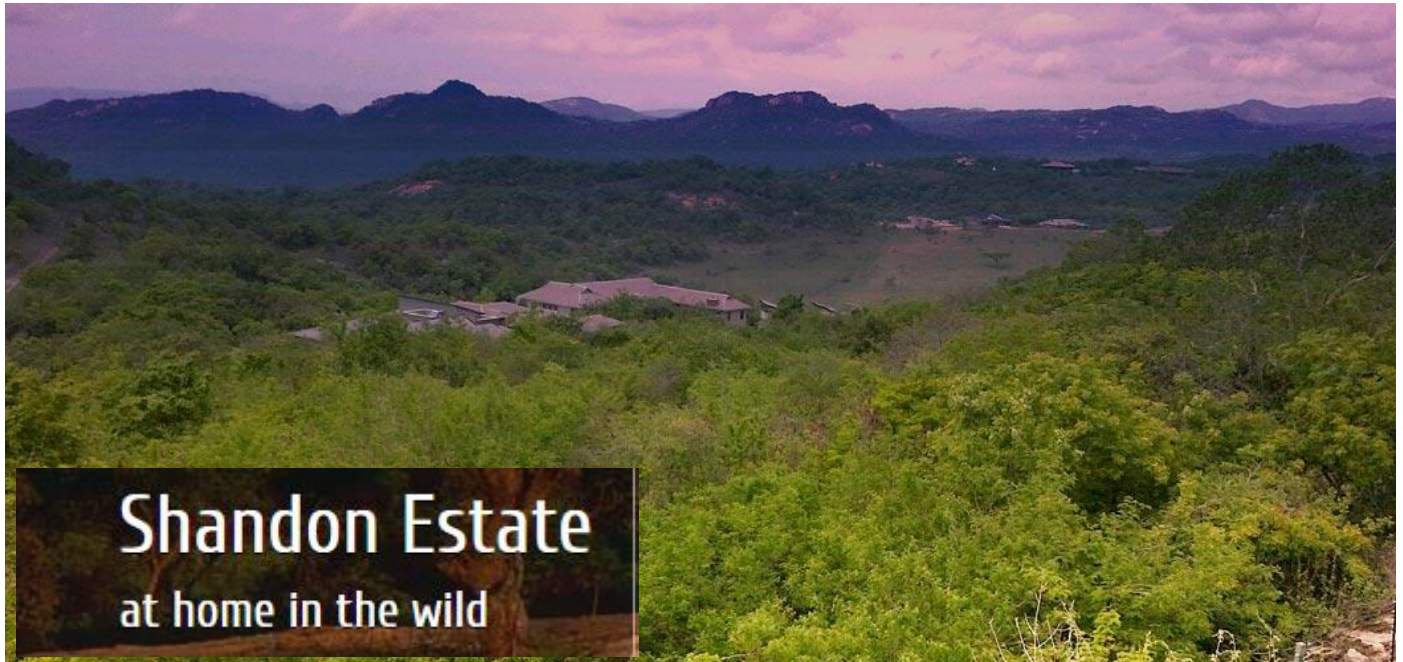
**Auction Venue: Mercure Hotel Nelspruit, C/o N4 & Graniet Str, Nelspruit**

**On Site Auction Date – Wednesday, 27 February 2019 @ 11h00**

**Contact: Pieter Nel – 084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)**

<http://shandonhoa.co.za/>



Shandon Estate consists of 87 stands of approximately one hectare in size. The Estate is used by the owners and shareholders for purposes of recreation and game viewing.

The Shandon Estate / Eco Reserve covers an area of approximately 780ha. Of which approximately 120ha will eventually be covered by development infrastructure. For any further information please go to our property for sale section on this page.

Shandon has 24hr security access control with a double security fence which is patrolled daily. Shandon also has a 4x4 route which is a must for any 4x4 enthusiast, twisting through some amazing lowveld scenery, rivers, waterfalls and unique fauna & flora.



## Property Information

Title Deed Information –

**ERF 3431 NELSPRUIT EXT 33**

**Known As: 15 Bateleur Street, Shandon Estate, Nelspruit, Mpumalanga**

**Title Deed: T7425/2015**

**Extent: 1.0037Ha**

**Local Authority: Mbombela Local Municipality**

**Registration Division: JU**

**Province: MPUMALANGA**

**Registered Owner: PIET VAN HELSDINGEN TRUST (IT: 6620/2004)**

**VAT Status: The seller IS Registered for VAT**

**Zoning: "Residential"**

## Property Information

Enjoy wildlife and game at your backdoor, with spectacular bushveld and mountain views, from this luxury family home, on a 1 Ha stand, in the well-known and sought after Shandon Estate.

This magnificent home has much to offer:

- 4 Bedrooms - (Two – en – Suite & The Main bedroom has a Walk In Closet)
- 3 Bathrooms
- Guest Toilet
- Dining Area
- Lounge
- Family Tv Room
- Kitchen
- Laundry
- Pantry
- Scullery
- Staff Quarters
- Study
- Deck
- Balcony
- Built In Braai
- Garden
- Heated Swimming pool
- Covered Parking
- 3 Garages
- Air Con
- Alarm System

R&T: R 3990.75 per month

Levy: R 3600.00 per month

Photo's



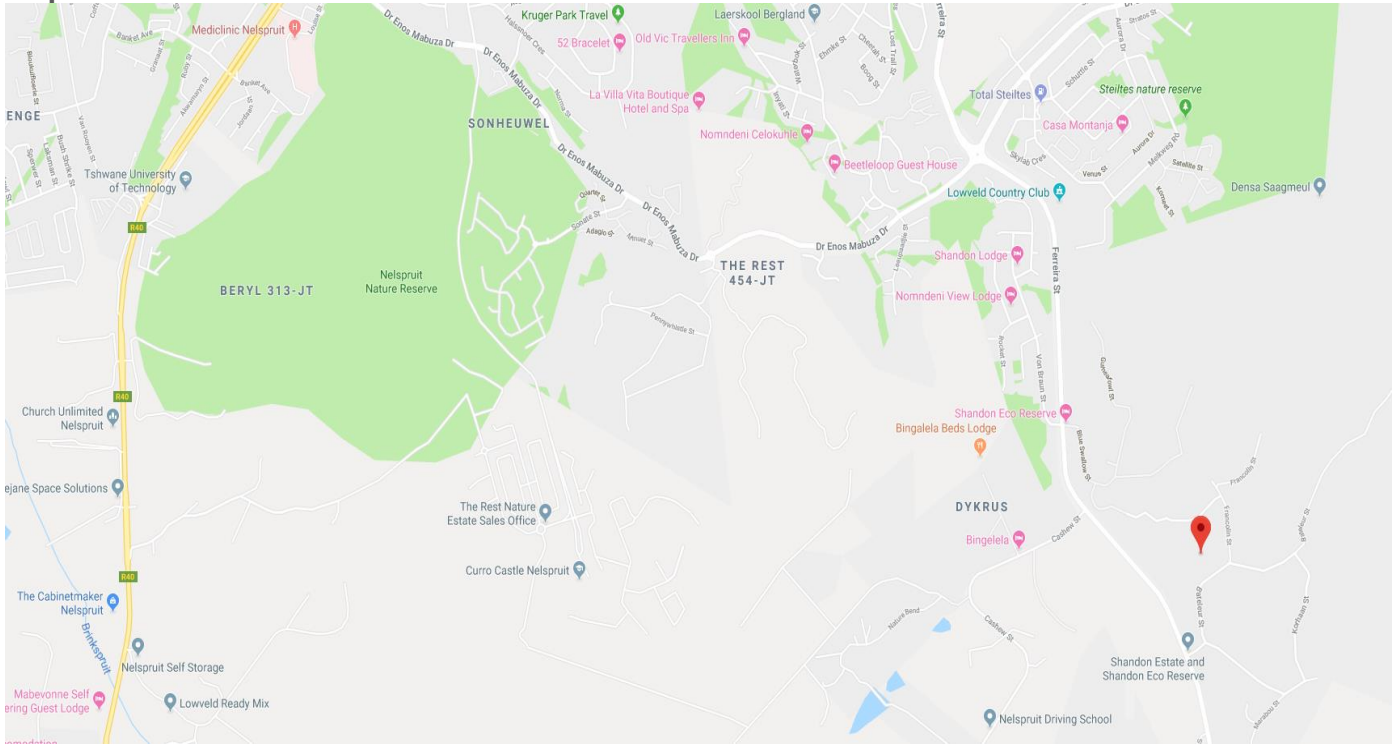








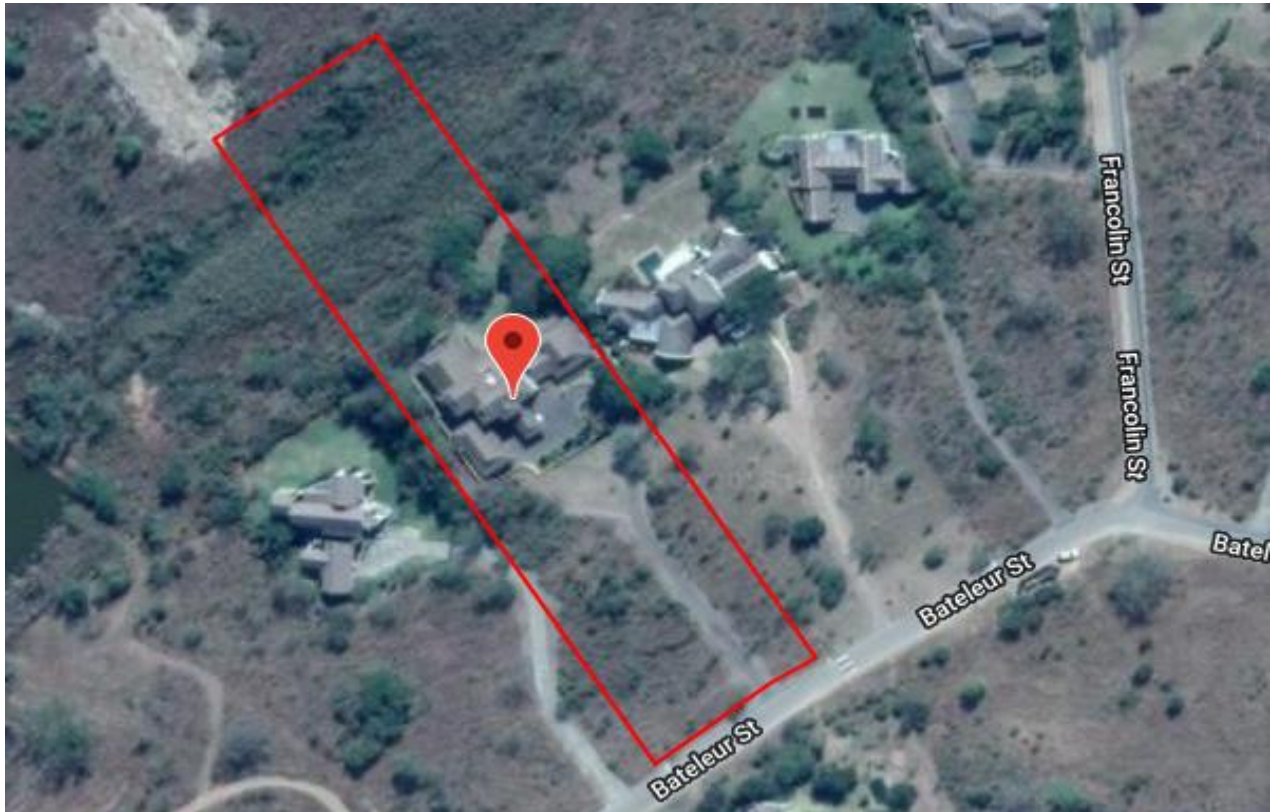
## Map



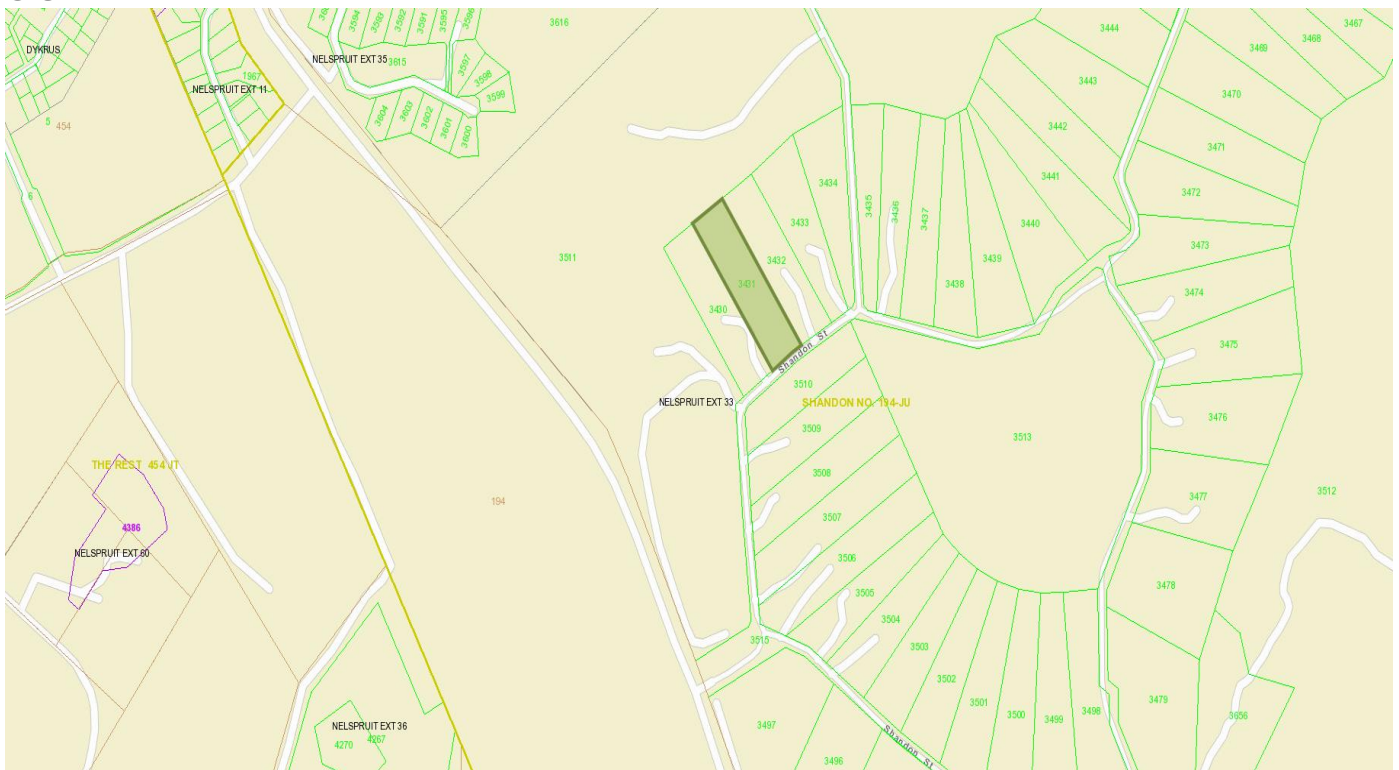
GPS Co-Ordinates 25°30'54.3"S 31°00'36.0"E  
-25.515090, 31.010001



## Aerial View



## GIS





## Terms & Conditions

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.

**For more information, please contact:**

**Pieter Nel**

**Cell: 084 8800 165**

**Email [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

## Disclaimer

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