

# INFORMATION PACK

FOR

## LUXURY BUSHVELD VILLA IN PRIVATE RESIDENTIAL GAME RESERVE

4 BUFFALO THORN STR, K'SHANE LAKE LODGE, HARTBEESPOORT



On Site Auction Date – Saturday, 18 May 2019 @ 11h00

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K'Shane Estate offers the ultimate lifestyle with huge stands, and a bushveld feel and game coming right to your doorstep. The estate offers boat launching facilities, a communal pool as well as a stunning club house and tennis court. There is also a helipad.

In Hartbeespoort, K'Shane Lake Lodge is an elite, private residential game reserve situated on the northern banks of the Dam.



## LOT 1

### Title Deed Information

**ERF 635**

**Known As: 4 Buffalo Thorn Str, K'Shane Lake Lodge, Hartbeespoort**

**Title Deed: T140642/2006**

**Extent: 6488.0000SQM**

**Local Authority: MADIBENG LOCAL MUNICIPALITY**

**Registration Division: JQ**

**Province: NORTH-WEST**

**Registered Owner: BROAD BRUSH INV 206 PTY LTD (REG: 2006/002866/07)**

**VAT Status: The seller IS NOT Registered for VAT**

**Zoning: Residential**

Located in the very exclusive K'Shane estate, this is a lifestyle any discerning buyer deserves. With free roaming game and only 49 properties, this 65 hectare estate offers state of the art security and the type of living you have been dreaming about.

This Luxury 2 Bedroom Cottage is the perfect buy and consists of a shared entrance, which leads to 2 completely private suites that are a mirror image of each other. Each suite has:

- Fully equipped kitchen with granite tops
- Bar and Dining Area
- Lounge / TV Room
- Large en-suite bedroom
- Underfloor Heating
- Outside private bath and shower
- Off the bedrooms is a large wooden deck with braai and fridge.

The property also features a magnificent private pool with large lapa and pool house, a bush boma with huge fire pit, ample seating, pizza oven, braai, large work surface and refrigeration unit.

A separate private wooden cottage is nestled in the garden, and can sleep a further 4 people, and has a bathroom with shower and a toilet.

This property has a lush treed garden, by far the most densely treed stand in the estate. The garden has an irrigations system. There is free roaming antelope in the estate and in the garden.

**Floor Area ±110 m<sup>2</sup>**

**Land Area 6984 m<sup>2</sup>**

**Rates & Tax: R 1000.00**

## LOT 2

**SS K'SHANE BOATHOUSES (906/2003), UNIT 6**

**Known As: Boathouse 6, K'Shane Lake Lodge, Kosmos, Hartbeespoort**

**Title Deed: ST147968/2006**

**Extent: 33.0000SQM**

**Local Authority: MADIBENG LOCAL MUNICIPALITY**

**Registration Division: JQ**

**Province: NORTH-WEST**

**Registered Owner: BROAD BRUSH INV 206 PTY LTD (REG: 2006/002866/07)**

**VAT Status: The seller IS NOT Registered for VAT**

**Zoning: Residential**

Boathouse 6 is a super-sized boat locker that can accommodate a large boat and jet ski.

## LOT 3

**BOAT – LEGEND INBOARD BOAT WITH TRAILER**

The boat only has 120 hours on it and is an 11 seater with an inboard motor in mint condition.

## LOT 4

**Jet Ski – 1200 YAMAHA**

## LOT 5

Beds, bedding and linen

Blinds and curtains

2x TV's and cabinets

2x Air conditioners

Outside tables with chairs

Cutlery in main house and boma as well as crockery and glasses.

Boma furniture – outside table, chairs, boma chairs

Lapa furniture – Dining table and chairs, 2x bar fridges, leather couches and TV table

Garden tools, lawnmower, hosepipes and irrigation throughout the garden



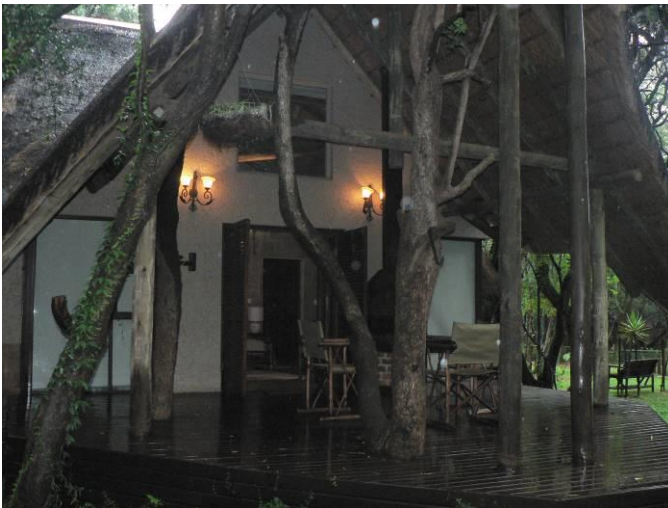
## Photo's











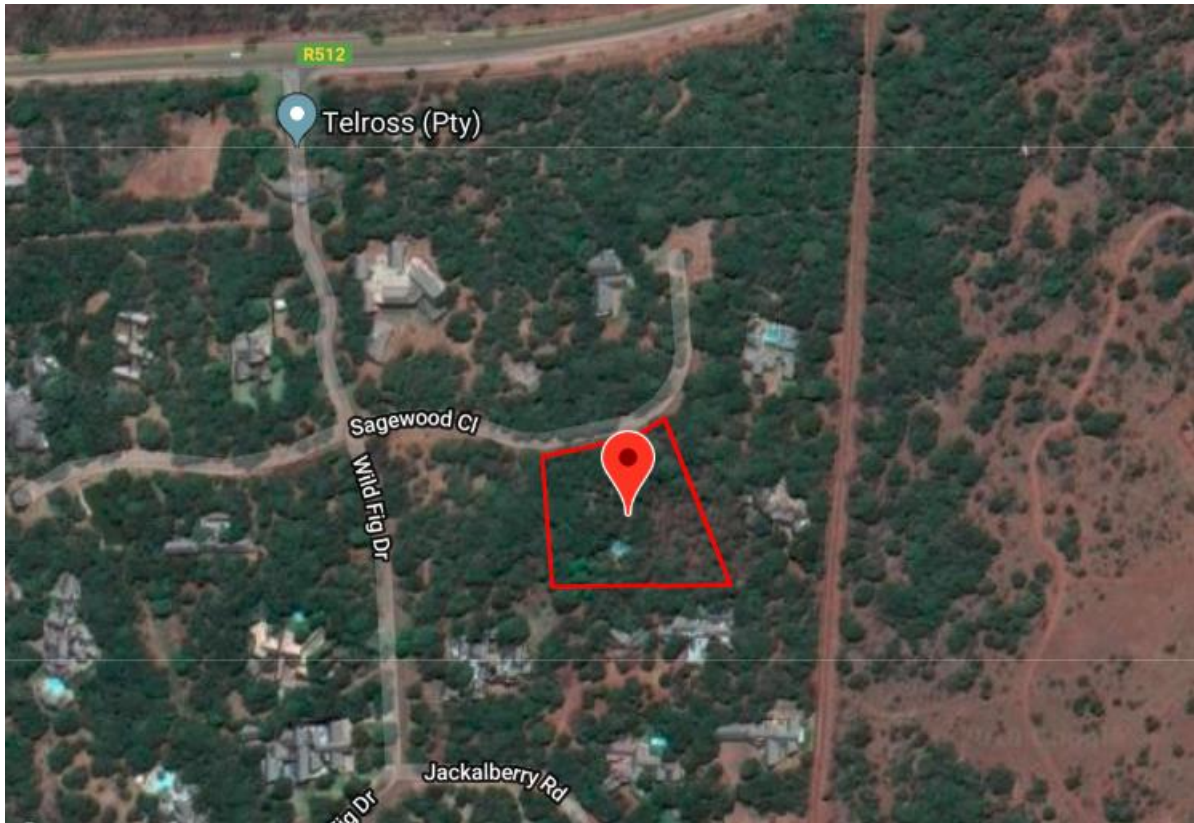




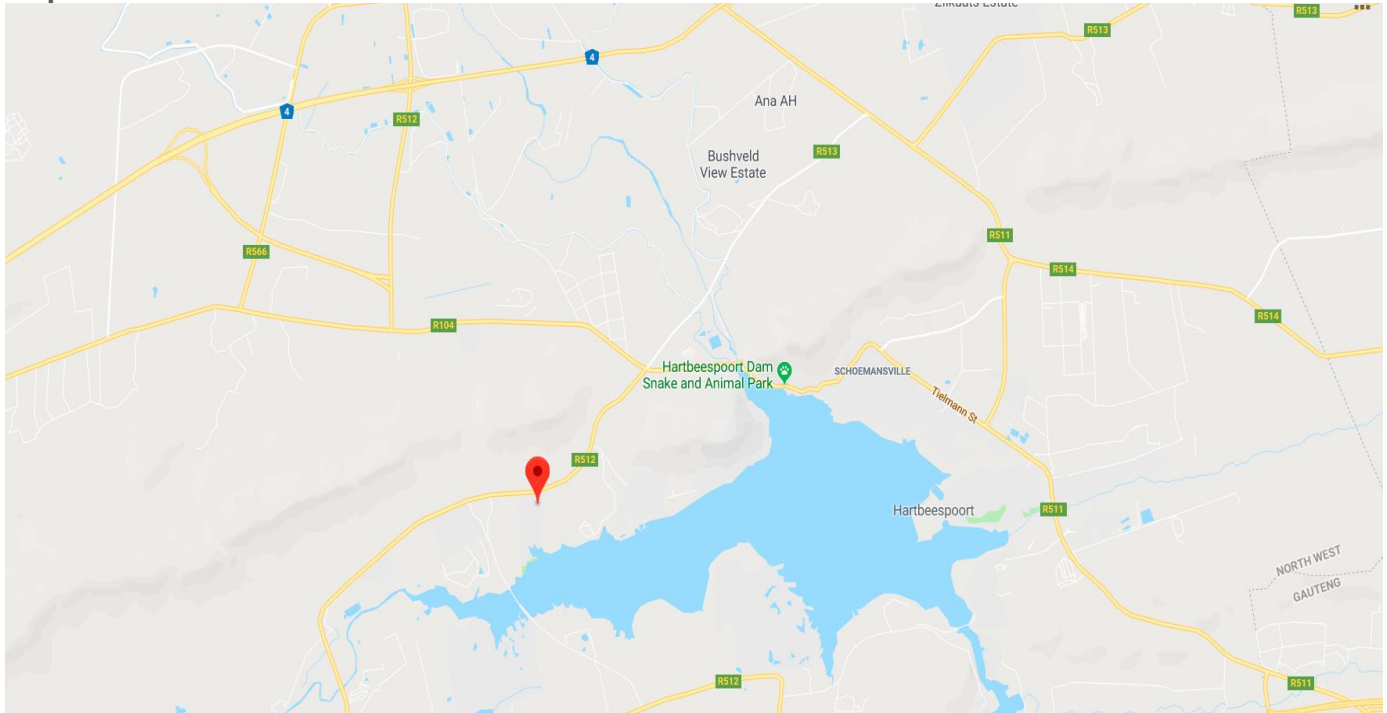




## Aerial View



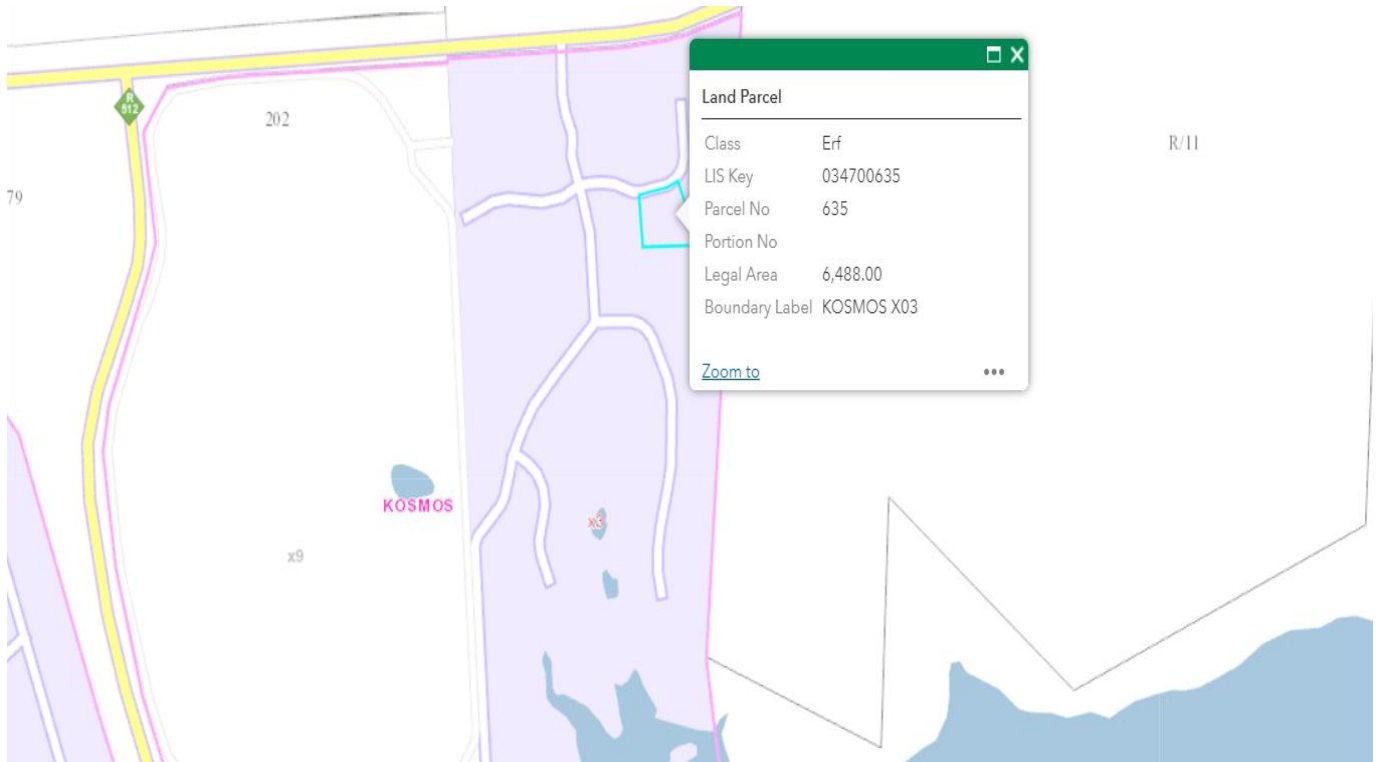
## Map



GPS Co-Ordinates 25°44'50.1"S 27°48'32.3"E  
-25.747257, 27.808979



## 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:**

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