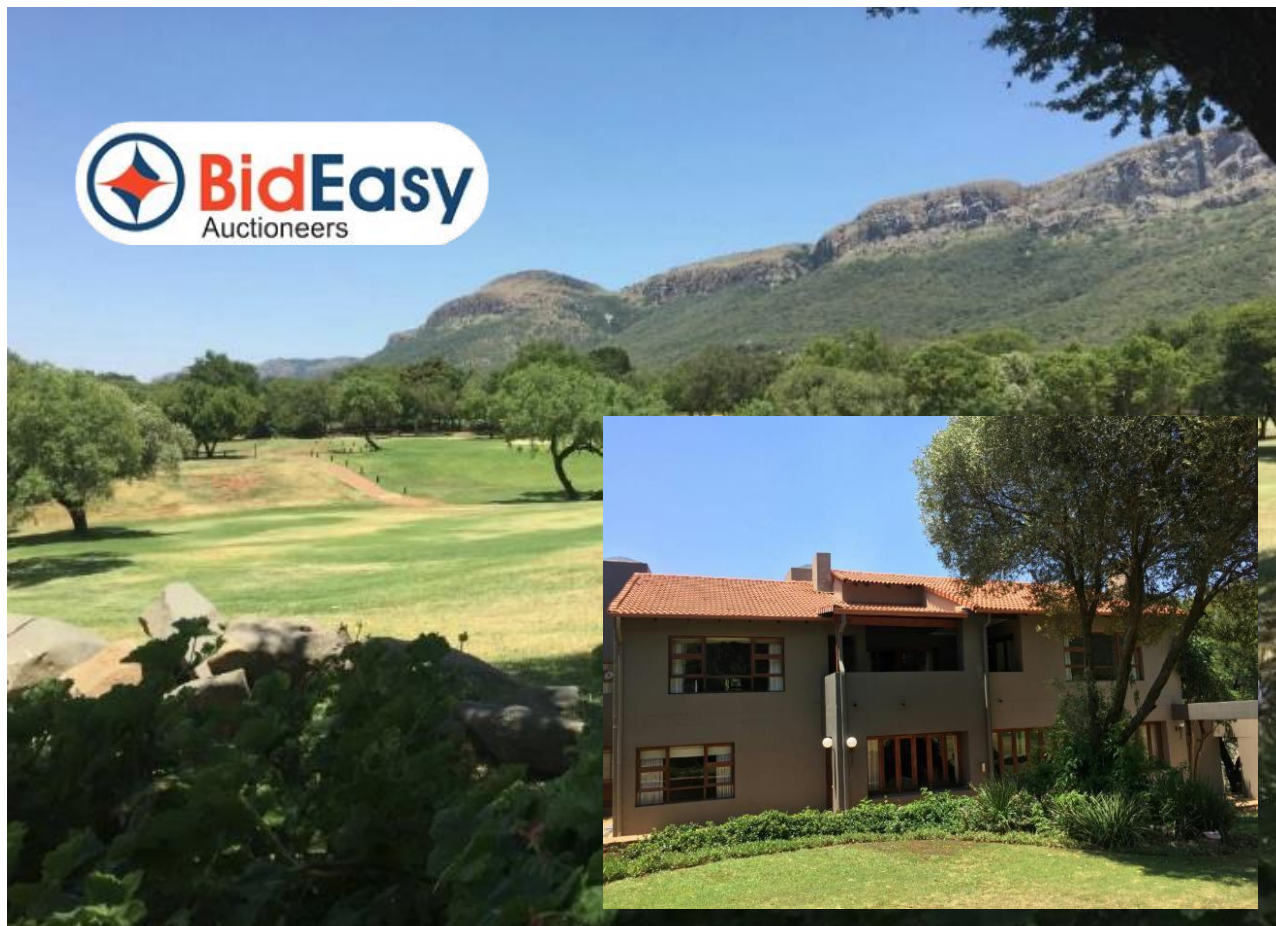


# INFORMATION PACK

FOR

## Beautiful and Spacious 4 Bedroom Family Home Magalies Golf Estate and River Club

31 PIAZZA DRIVE, MAGALIES GOLF ESTATE AND RIVER CLUB,  
HARTBEESPORT



**On Site Auction Date – Saturday, 18 May 2019 @ 13h30**

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

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



The Estate is situated on the foot of the Magalies Mountain with an abundance of nature and bird life. Walking trails and catch and release fishing makes for sublime living. Once an owner of property in the Estate you have full access to all the facilities of Magalies Park time share resort next door. In close proximity of Lanseria, Johannesburg, Pretoria and Rustenburg with easy access to main roads.

#### **Title Deed Information**

**ERF 31 MAGALIES GOLF ESTATE, JQ**

**Known As: 31 Piazza Drive, Magalies Golf Estate & River Club, R560, Hartbeespoort**

**Title Deed: T104362/2008**

**Extent: 647.0000SQM**

**Local Authority: MADIBENG LOCAL MUNICIPALITY**

**Registration Division: JQ**

**Province: NORTH-WEST**

**Registered Owner: MARIANA PITOUT (4801040018084)**

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

**Zoning: Residential**

#### **Property Information**

This family home has magnificent views of the mountain and golf course. A large and spacious home with 4 bedrooms, 3 bathrooms and open plan living areas. Lovely spacious entertainment areas with fireplaces, air conditioners and a big balcony and also with double garage and swimming pool. Beautiful kitchen with gas hob, large scullery and lots of cupboards. More than enough parking.



**Property Features include:**

4 bedrooms (1 en suite)  
3 bathrooms  
4 reception rooms - dining room / family/tv room / formal lounge / living room  
Open Plan Kitchen -- Granite tops / Gas Stove  
Scullery and Pantry  
Breakfast Nook  
Study  
Entertainment room  
Fireplace  
Fitted bar  
Undercover Braai Area and Braai  
Garden  
Swimming Pool with Cover  
Air conditioning  
2 Garages  
6 Parking Bays  
24 hour manned security  
Electric fence  
Guard house  
Security Complex  
Cellular coverage

Levies – R1 750.00pm

Rates & Taxes – R900.00pm

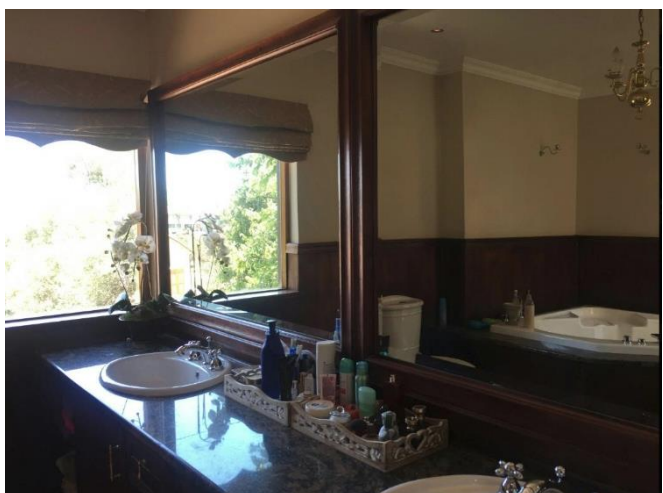
**Photo's**













Aerial View





## Map



GPS Co-Ordinates 25°45'26.1"S 27°46'38.2"E  
-25.757251, 27.777263



## 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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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.