

# INFORMATION PACK

FOR

# VACANT STAND WITH VIEWS SHANDON ECO ESTATE

4 SUNBIRD STREET, SHANDON ECO ESTATE, NELSPRUIT



ON SITE AUCTION – Tuesday, 23 November 2021 @ 15h00

Pieter Nel | 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**ERF 3604/0, NELSPRUIT EXT 35, MPUMALANGA – JT**

**Known As: 4 SUNBIRD STREET, SHANDON ECO ESTATE, NELSPRUIT, MPUMALANGA**

**Title Deed: T9244/2017**

**Extent: 1602 m<sup>2</sup>**

**Local Authority: MBOMBELA LOCAL MUNICIPALITY**

**Registration Division: JU**

**Province: MPUMALANGA**

**Registered Owner: CASSTONIA NICOLE SULLIVAN**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: RESIDENTIAL**

## Property Information

1602m<sup>2</sup> Stand located in the sought-after Shandon Eco Reserve in Nelspruit, Mpumalanga.

This stand is located on top of the hill with uninterrupted views over the valleys.

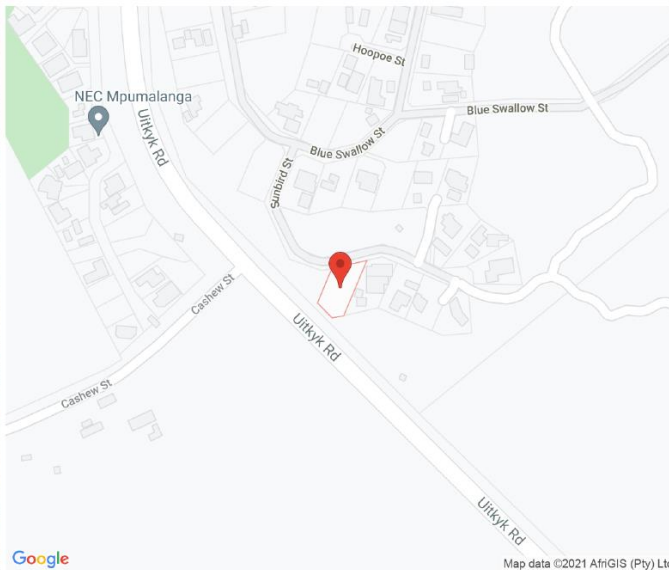
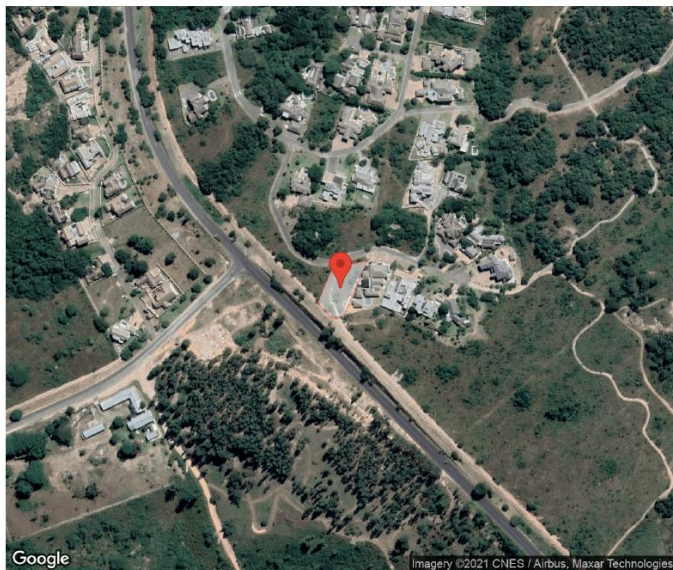
Shandon Eco Reserve is conveniently situated near the airport, major routes, schools, amenities and just minutes from Nelspruit CBD.

Located within a top gated security estate! Strict access control, stunning views to the North East, roaming game, prolific bird life and mind blowing tranquility.

Rates & Taxes ± R500.00

Levies ± R4000.00

## Aerial / MAP







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.

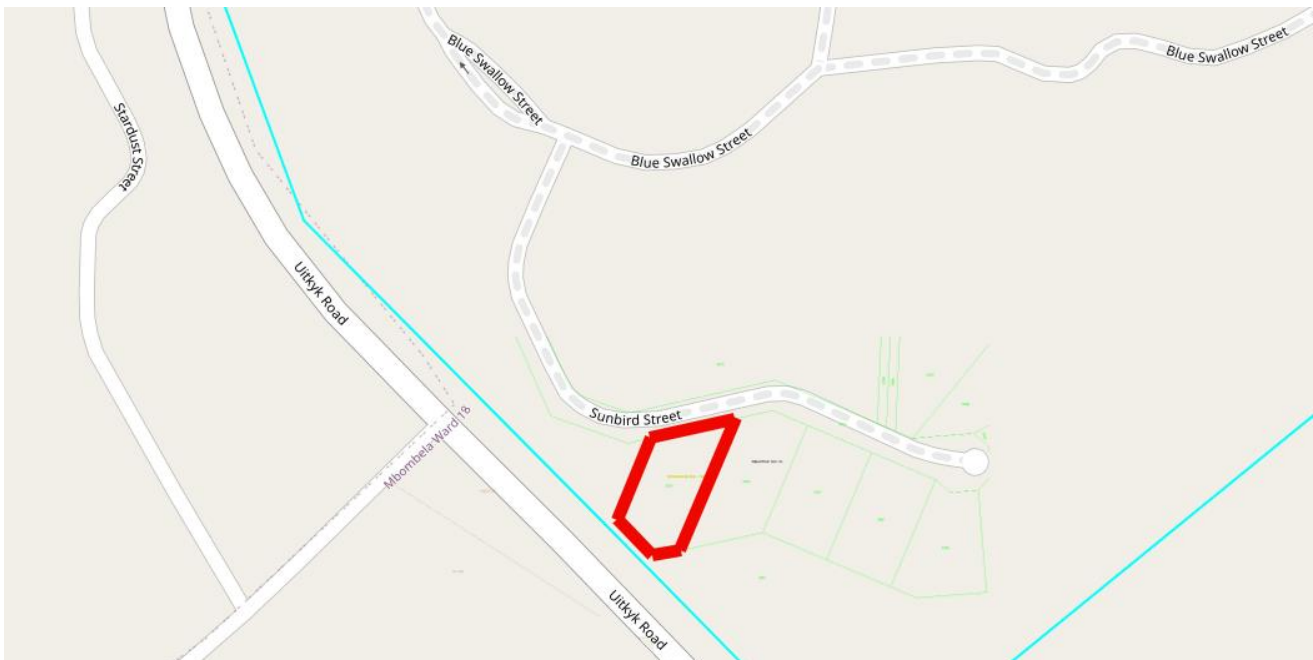
The Shandon Estate / Eco Reserve covers an area of approximately 780Ha. Of which approximately 120Ha will eventually be covered by development infrastructure.

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.

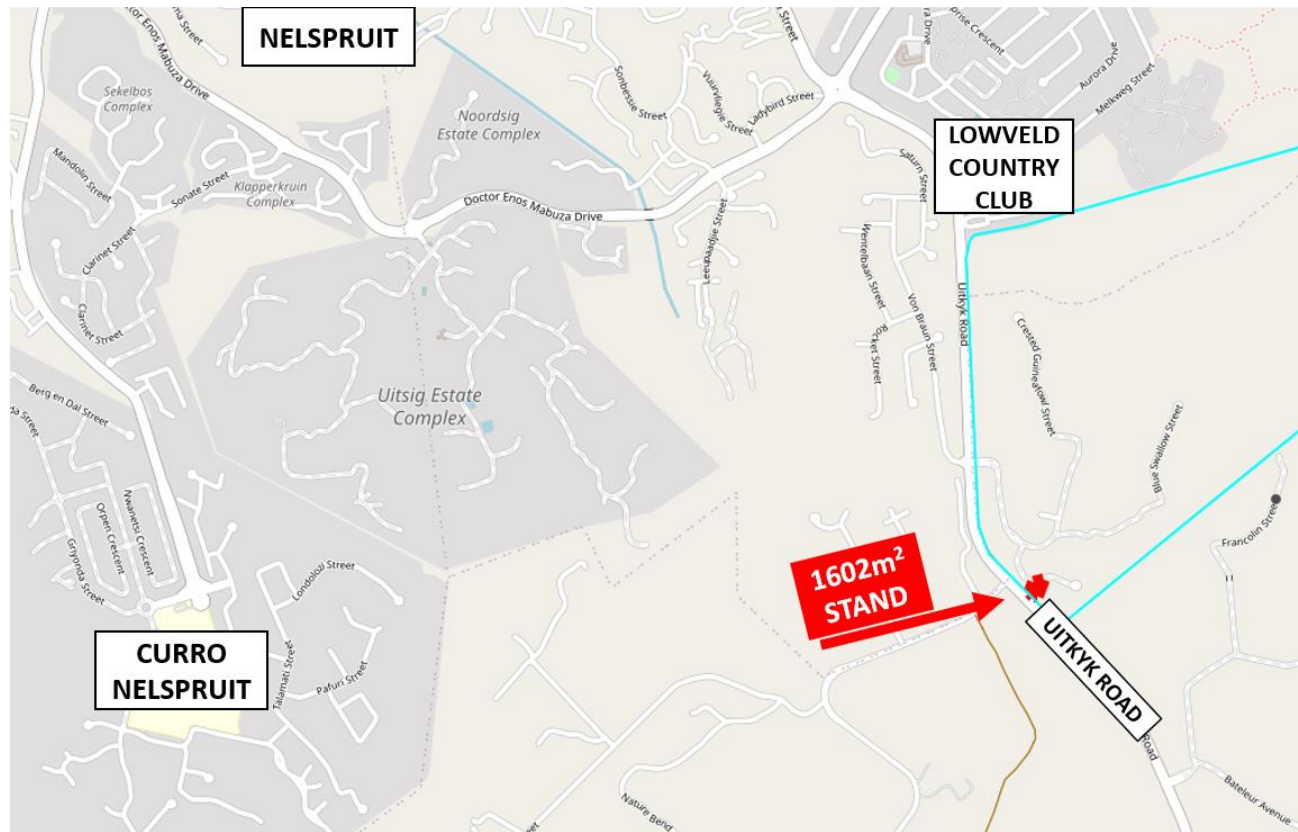
## Aerial



## CSG

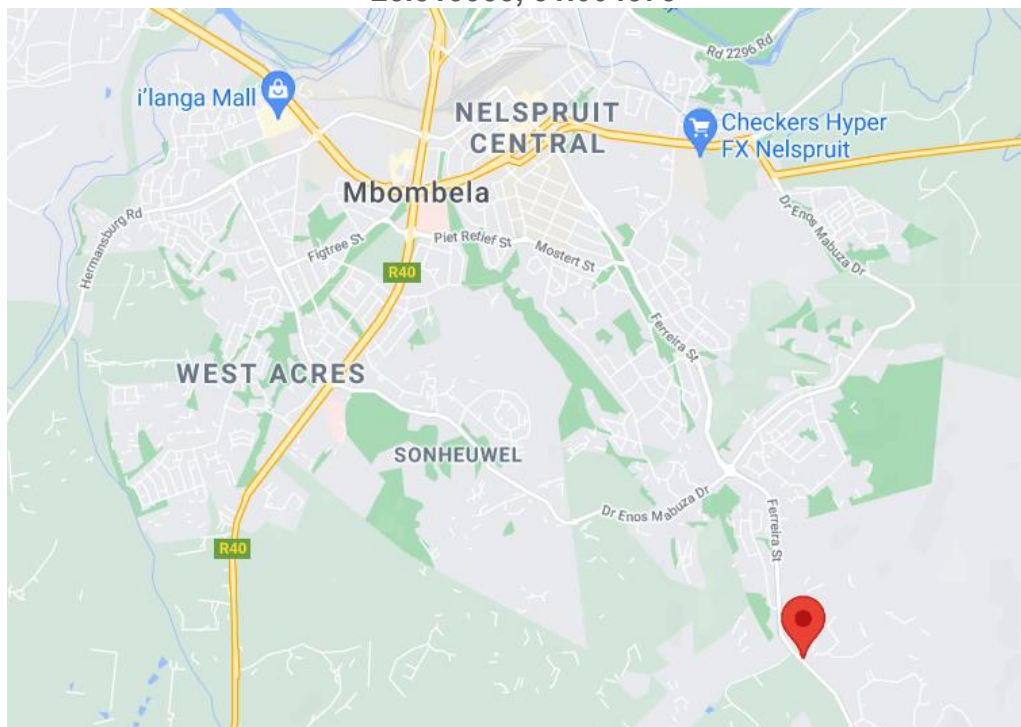






Map

GPS Co-Ordinates 25°30'48.1"S 31°00'17.6"E  
-25.513358, 31.004875



## Photos



### 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.

7 Days Confirmation Period.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**084 8800 165**

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

### Disclaimer

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