

INFORMATION PACK

FOR

LUXURY FAMILY HOME WITH 6 RENTAL SUITES

****OWNERS EMIGRATING****

68 CANNON CRESCENT, IFAFI, HARTBEESPOORT



ON SITE AUCTION – Thursday, 18 November @ 11h00

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www.bideasy.co.za

Property Information

Title Deed Information –

ERF 362/0, IFAFI, HARTBEESPOORT, NORTH-WEST – JQ

Known As: 68 CANNON CRESCENT, IFAFI, HARTBEESPOORT

Title Deed: T82240/2004

Extent: 1550m²

Local Authority: MADIBENG LOCAL MUNICIPALITY

Registration Division: JQ

Province: NORTH-WEST

VAT Status: The seller is NOT registered for VAT

Zoning: CONSENT USE (GUEST HOUSE)

Property Information

Established tourist accommodation that has been in operation for 16 years with a repetitive client base. Luxury family home with 6 rental suites located on the top of the hill in Ifafi with the most stunning views and sunsets over the Hartbeespoort Dam surrounded by the Magalies Mountain Range.

Only 1 hour from Johannesburg OR Tambo, 25 km from Pretoria and very close to Brits Industrial, Pelindaba, Pretoria North, and Lanseria Airport.

OVERVIEW OF ACCOMMODATION:

- ✓ 3 Bedroom Owner's Residence
- ✓ 6 Luxury Guest Rooms
- ✓ Apartment
- ✓ Staff Accommodation

The granite kitchen is a fully equipped with Quooker, food waste disposer, coffee machine, microwave oven, double oven, fridge-freezer, gas & electrical cooking plates and a deep fryer.

Owner's Residence

- 3 Bedrooms
- 3 Bathrooms (all en-suite)
- Kitchen
- Breakfast Area
- Double Garage

Apartment with en-suite bathroom and kitchenette.

Guest Accommodation:

3 Spacious En-Suite Luxury Rooms (Sea View / Secret Garden / Vineyard)

3 Suites (Ponciana / Wild Bush / Magalies)

This property offers:

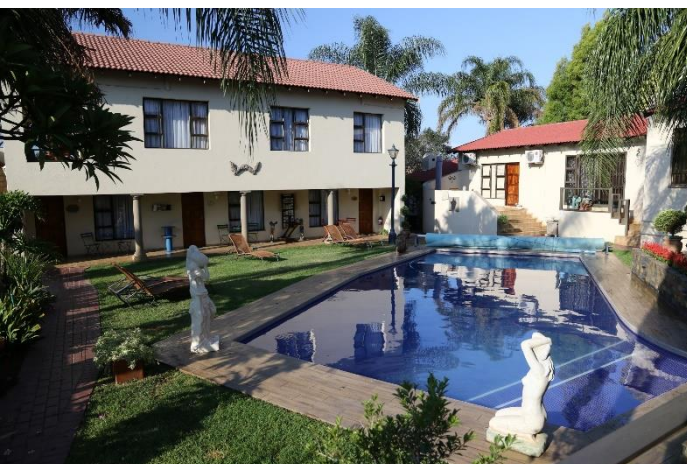
- Heated Swimming Pool
- Garden
- 38° Hot Spring Hydrotherapy Jacuzzi with 39 jets
- Infra-Red Sauna
- Patio-Lounge
- Highlander Bar (pool table & darts)
- Borehole and generator powered
- 2 Storerooms
- Gym Facility



Rates & Taxes R2020.70 p/m

<u>ROOMS</u>	<u>RENT PER ROOM SINGLE PER NIGHT</u>	<u>RENT PER ROOM SHARING PER NIGHT</u>
Magalies Suite (Sleeps 4) Single, Single, Single, Single	R 1 970	2 Pax: R 2 200 3 Pax: R 2 650 4 Pax: R 3 375
Ponciana (Sleeps 4) King Size	R 2 120	R 2 300
Sea View (Sleeps 2) Queen Size	R 1 750	R 2 470
Secret Garden (Sleeps 2) Queen Size	R 1 750	R 2 470
Vineyard (Sleeps 2) Queen Size	R 1 750	R 2 470
Wild Bush Suite (Sleeps 5) Room 1 – Queen Size Room 2 – Double & Single	R 1 970	2 Pax: R 2 200 3 Pax: R 2 650 4 Pax: R 3 375 5 Pax: R 4 100
RENTAL INCOME POTENTIAL PER DAY	R 11 310.00	R 17 185.00
POTENTIAL GROSS INCOME PER MONTH (30 Days)	R 339 300.00	R 515 550.00

Photos





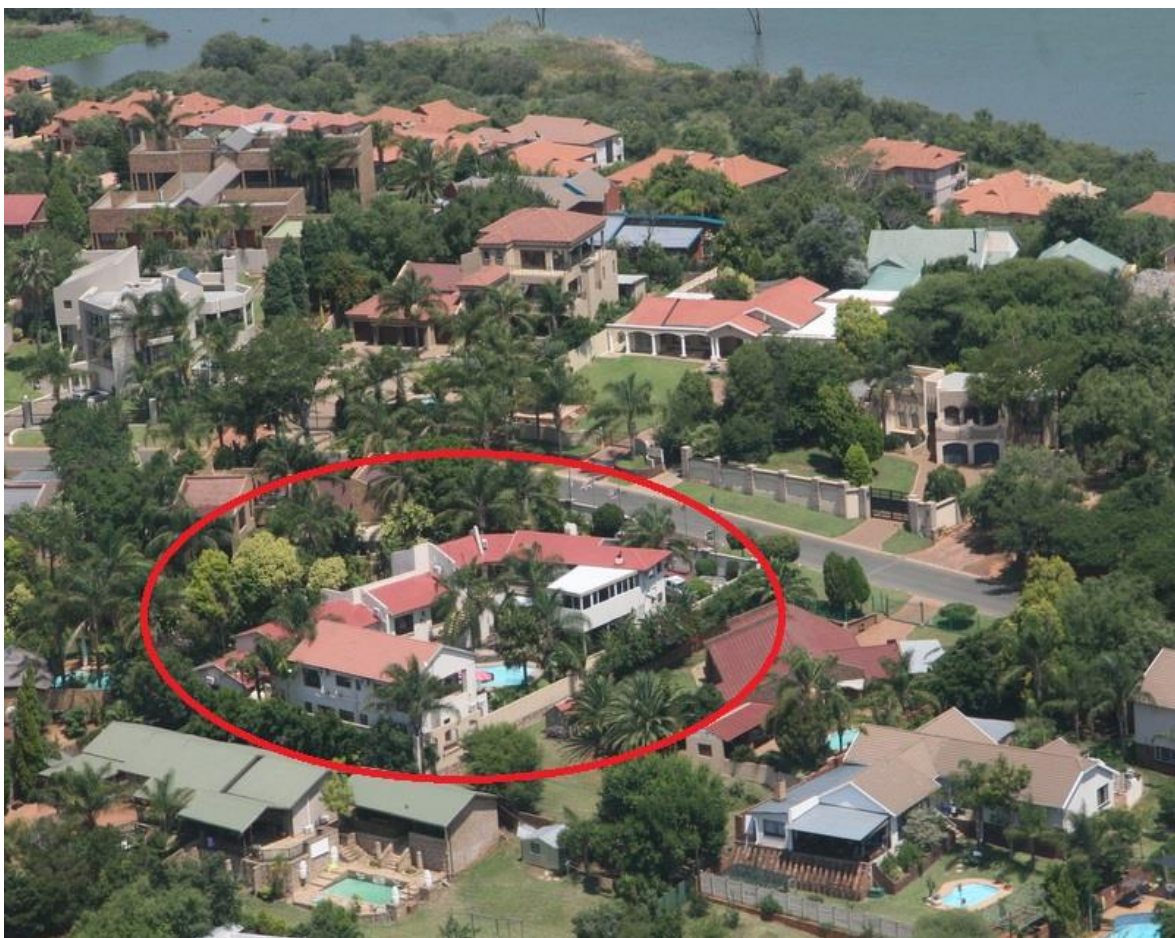
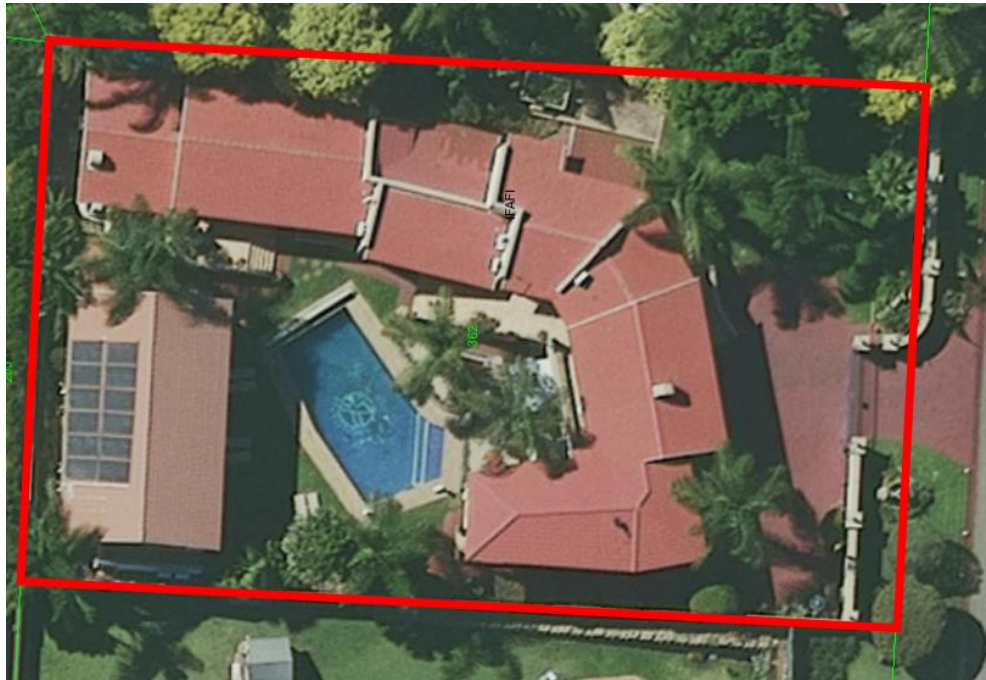
Family Home



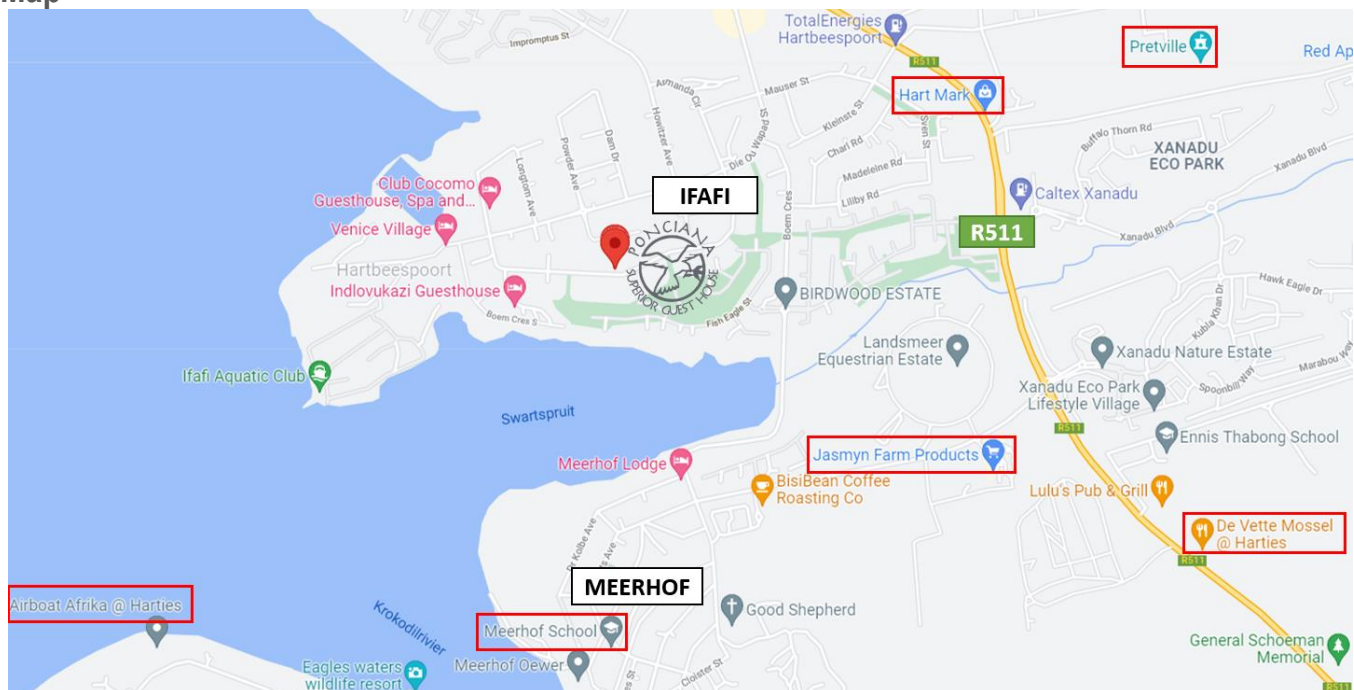
Highlander Bar



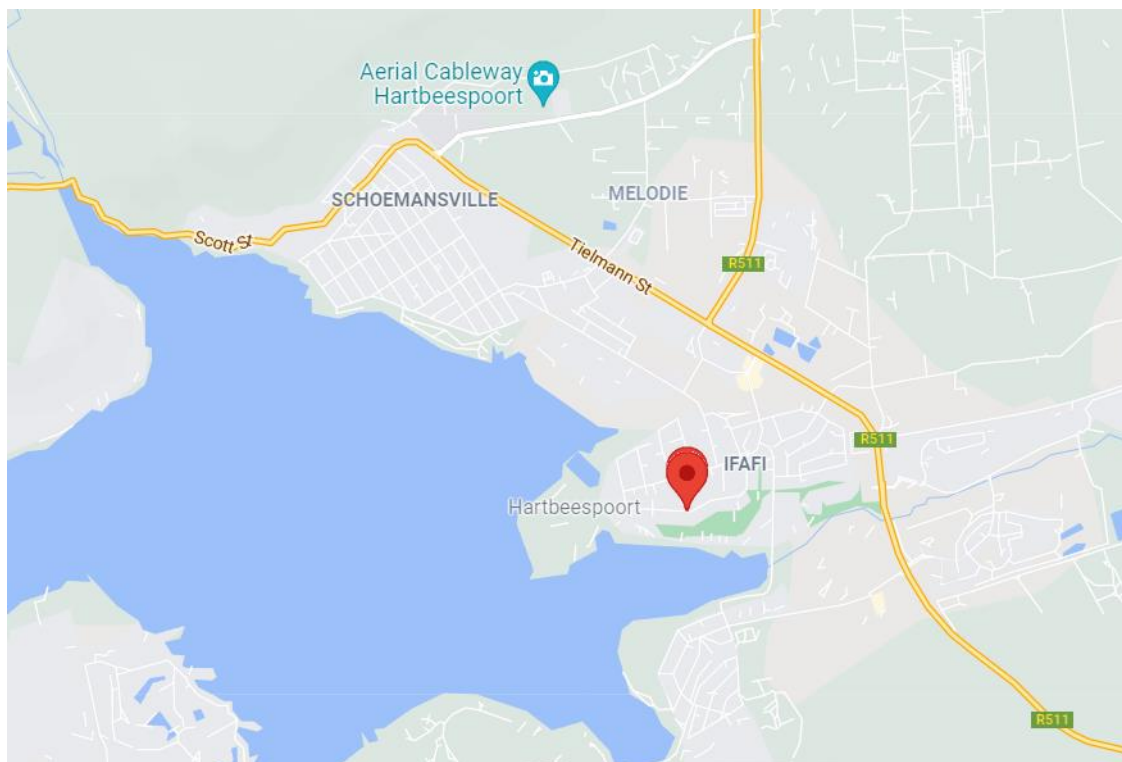
Aerial



Map



GPS Co-Ordinates 25°44'51.3"S 27°53'44.4"E
-25.747571, 27.895668



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

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pieter@bideasy.co.za

Disclaimer

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