

# INFORMATION PACK

FOR

# 4 BEDROOM HOME

## ON KORO CREEK GOLF COURSE

**\*\*\* URGENT SALE \*\*\***

10 EAGLE DRIVE, KORO CREEK GOLF ESTATE, MODIMOLLE



**AUCTION VENUE: 105 DELY ROAD, ASHLEA GARDENS**  
**THURSDAY, 9 JUNE 2022 @ 11h00**

Dehan | 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

Title Deed Information –

**PORTION 80 OF ERF 907, NYLSTROOM EXTENSION 7, LIMPOPO – KR**

**Known As: 10 EAGLE DRIVE, KORO CREEK GOLF ESTATE, MODIMOLLE**

**Title Deed: T4042/2007**

**Extent: 1060 m<sup>2</sup>**

**Local Authority: MODIMOLLE LOCAL MUNICIPALITY**

**Registration Division: KR**

**Province: LIMPOPO**

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

**Zoning: RESIDENTIAL**

## Property Information

Spacious open plan 4-bedroom home overlooking the 4<sup>th</sup> tee.

Lovely modern open plan design that allows for an uninterrupted flow. This home is offering 4 bedrooms and 4 full bathrooms with a separate guest toilet. The modern kitchen has a walk-in scullery with a private courtyard.

There is an undercover entertainment patio with a built-in-braai leading onto the swimming pool with remarkable views over the golf course.

## Property Details:

- 4 Bedrooms
- 4 Full Bathrooms
- Guest Toilet
- Kitchen
- Scullery
- Dining Room
- Lounge
- Swimming Pool
- Covered Patio
- Built-in-Braai
- Double Garage
- Storage



Rates & Taxes ± R1 985.34 p/m

Levies ± R2 300 p/m





Situated close to Modimolle (Nylstroom) in Limpopo Province, only 90 minutes from Pretoria. Koro Creek's HOA is in very good standing with a surplus to cover for all costs related to general estate maintenance.

Offers all the amenities of a golf resort, a lodge and a nature reserve. Perfect for the family, from close encounters with wildlife on the golf course to the game reserve.

Modimolle is famous for its export-quality grapes and fruit. Popularly called the "Gateway to Africa's Eden", the area is particularly renowned for its variety of outdoor recreation options, ranging from horse safaris, family holiday accommodation, 4x4 trails, hiking and nature trails, to luxury hunting safaris.



## Photos











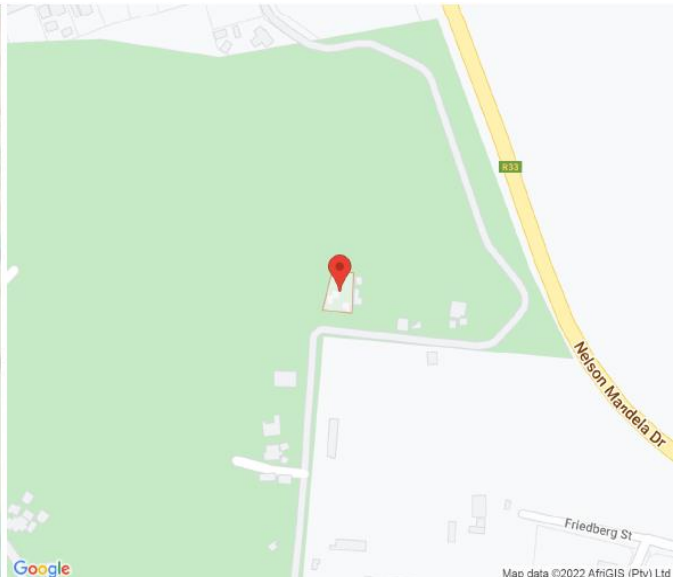
## Photos – THE BEDROOMS







### Map / Aerial

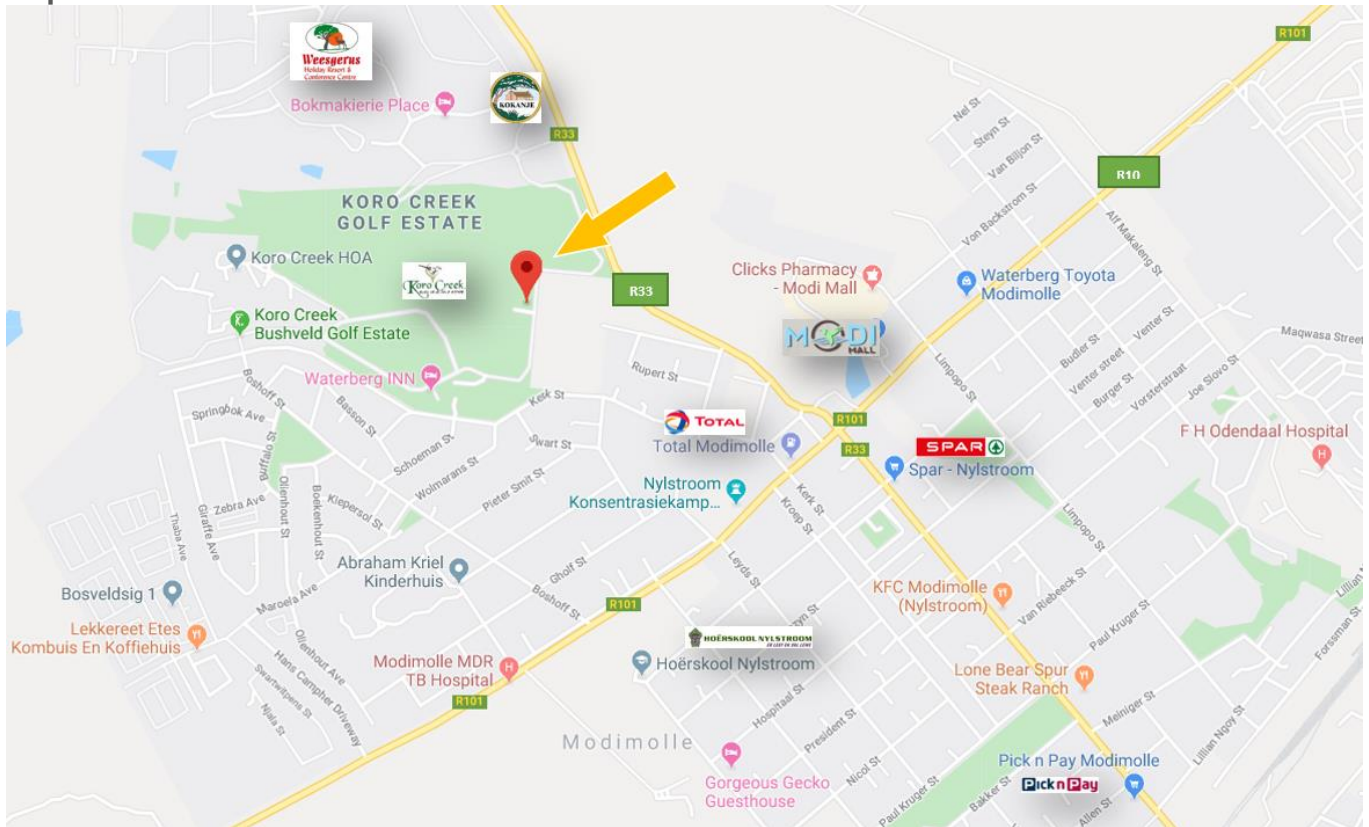




  
**Koro Creek**  
BUSHVELD GOLF ESTATE



## Map



**GPS Co-Ordinates 24°41'41.5"S 28°23'45.7"E**  
**-24.694865, 28.396039**

## Aerial View





## 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:**

**Dehan Engelbrecht**

**073 154 1745**

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

## Disclaimer

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