INFORMATION PACK

FOR

LUXURY 5 BED FAMILY RESIDENCE

BLUE VALLEY GOLF ESTATE

43 HADDINGTON CLOSE (STAND 2031), BLUE VALLEY COUNTRY ESTATE, CENTURION

ON SITE AUCTION - Wednesday, 7 October 2026 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

BLUE VALLEY

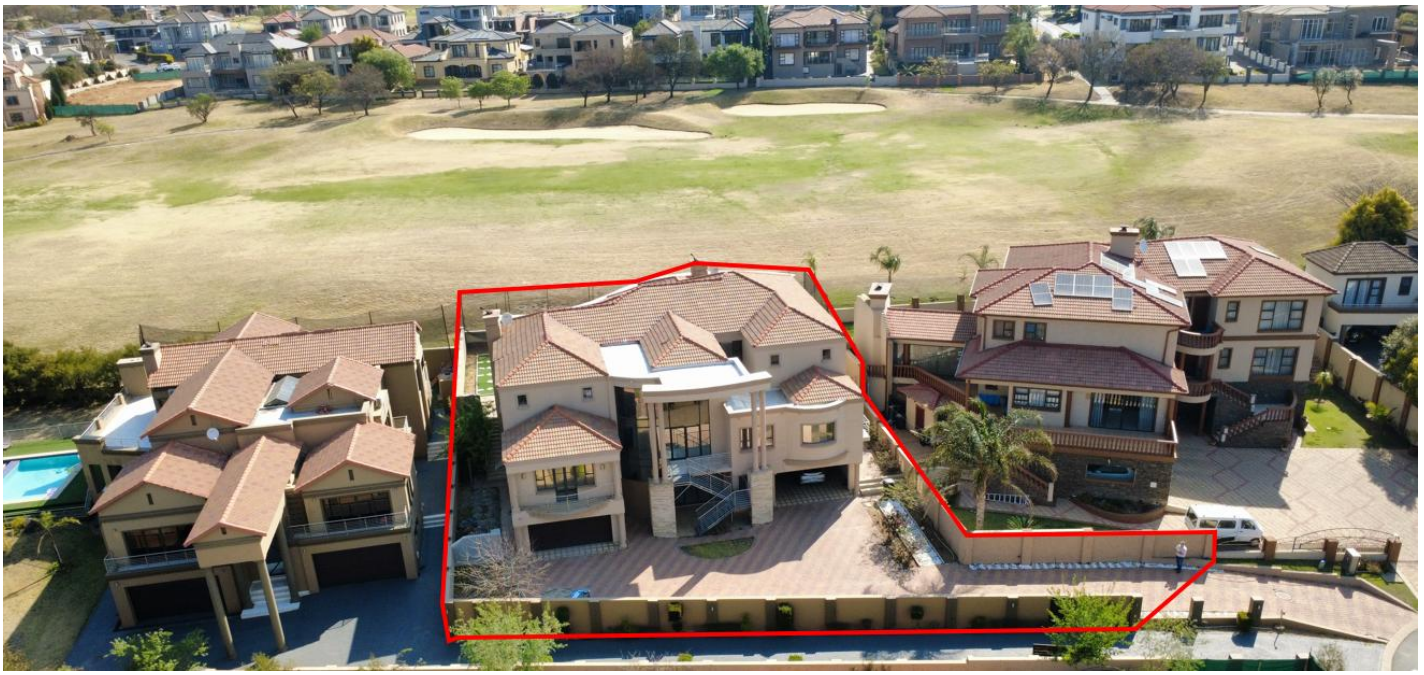
GOLF & COUNTRY ESTATE

West of N1 Freeway via the Samrand Avenue or Olifantsfontein Intersections, Centurion

Blue Valley Country and Golf Estate extends over more than 300 hectares and comprises 1,646 full-title erven. The estate is characterised by indigenous savannah landscaping and architectural guidelines influenced by a predominantly Tuscan aesthetic. The golf course and residential properties are integrated with the surrounding natural environment, including the perennial Rietspruit River, dams and numerous parks throughout the estate.

Residents have access to a range of amenities within the estate, including an approximately 2,000 m² clubhouse, golf driving range and practice facilities, fitness centre, tennis and squash courts, basketball court, 6-a-side soccer field, spa, administration centre, convenience store and various parks and open spaces.

Aerial Photos



Property Information

Title Deed Information –
PORTION 0 OF ERF 2031, KOSMOSDAL EXT 25, GAUTENG – JR

Known As:	**43 HADDINGTON CLOSE (STAND 2031), BLUE VALLEY COUNTRY ESTATE, CENTURION**
Title Deed:	**T4565/2011 & T21985/2014**
Extent:	**1074m²**
Local Authority:	**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**
Registration Division:	**JR**
Province:	**GAUTENG**
VAT Status:	**The seller is NOT registered for VAT**
Zoning:	**RESIDENTIAL**

Property Description

LUXURY MULTI-LEVEL RESIDENCE – BLUE VALLEY GOLF ESTATE

Perfectly positioned within the prestigious Blue Valley Golf Estate, this extraordinary multi-level residence offers sophisticated estate living, modern finishes and beautiful natural surroundings. Positioned directly alongside the fairway, the home makes the most of its setting, with the entertainment areas enjoying beautiful views across the golf course.

The residence offers easy access to the N1 and major routes connecting Pretoria, Centurion, Midrand and Johannesburg. The surrounding area provides a wide range of reputable schools, hospitals and shopping centers, including Curro Thatchfield, Midstream College, Netcare Waterfall City Hospital, Mediclinic Midstream, Blue Valley Shopping Centre, Mall@Reds, Centurion Mall and Mall of Africa.

The interior is designed around spacious, interconnected living areas that work equally well for comfortable family living and entertaining. The open-plan layout incorporates a beautiful modern kitchen, two generous living rooms and a dedicated dining area, creating a seamless flow throughout the main living spaces. The kitchen forms the heart of the home and is complemented by a large separate scullery.

The home also features a separate family room and comfortable pajama lounge, providing plenty of space for relaxing with family or guests. A particularly impressive feature is the very large dedicated office, offering an ideal space for working from home, professional use or private study.

Stacking doors open from the main living areas onto an expansive entertainment space overlooking the swimming pool and fairway. The covered patio and built-in braai create a great setting for entertaining, while the views across the golf course add to the appeal of the outdoor space.

Accommodation comprises 5 exceptionally spacious bedrooms, all with air-conditioning, ensuring comfort and privacy throughout the home. The luxurious main suite is particularly impressive, offering an expansive bedroom, walk-in closet and open-plan full bathroom. The remaining bedrooms are equally well-appointed and ideal for family members or guests.

An additional family entertainment and cinema room provides a spacious and versatile area for movie nights, family gatherings and entertaining. The room includes a kitchen and offers the possibility of being utilized as a separate flatlet

Outside, the property features an established garden that complements the home and its golf-course setting. Secure parking is provided by 2 double tandem garages and an additional double garage, offering ample parking and storage space. The property also includes a staff room, while ample open parking is available for additional vehicles and guests.

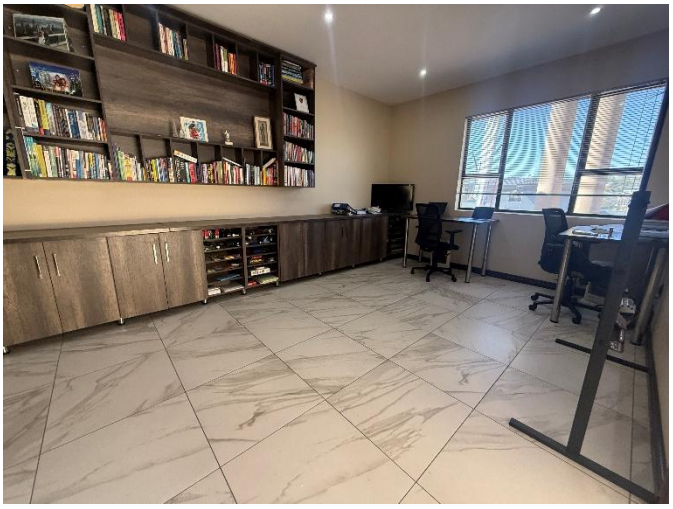
Modern finishes throughout the residence complement the generous proportions and carefully considered design, creating a sophisticated yet comfortable home in one of the estate's sought-after golf-course settings.

Improvements

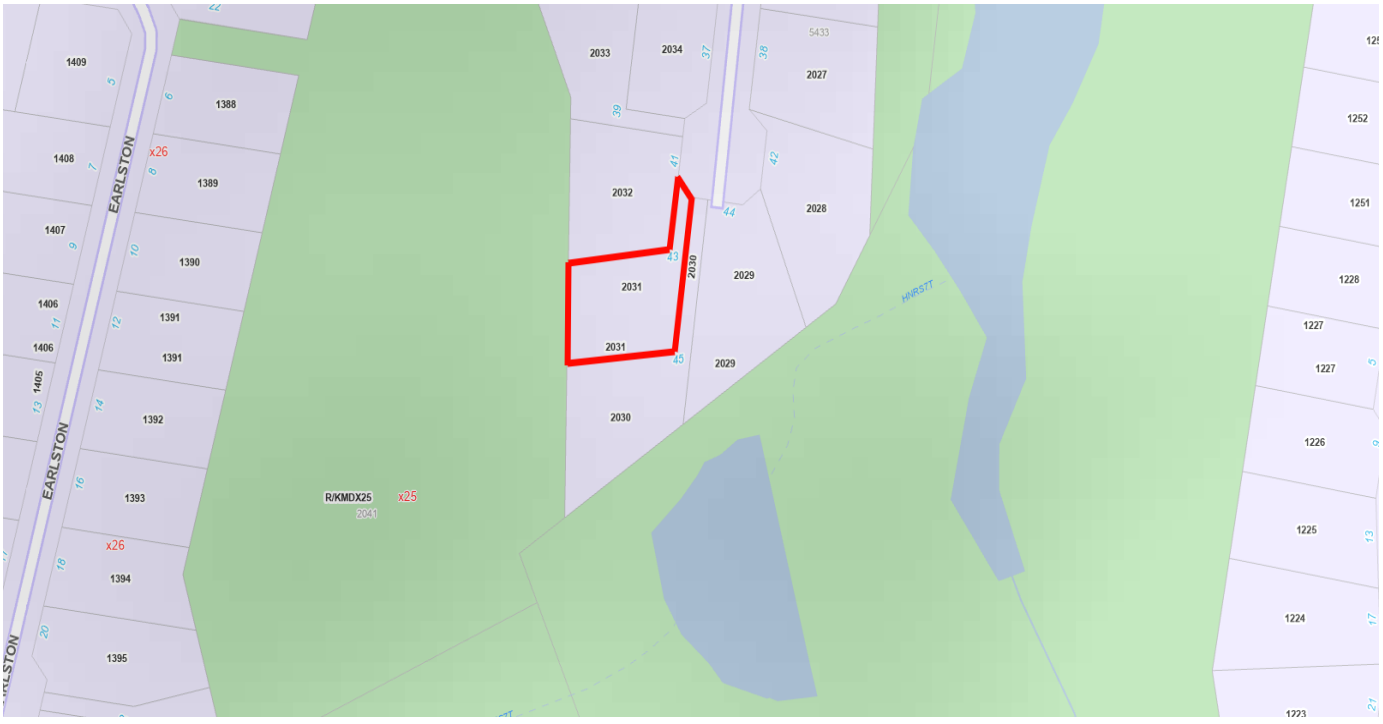
- 5 Bedrooms
- Main bedroom with walk-in closet and open-plan full bathroom
- Modern open-plan kitchen
- Large scullery
- Two generous living rooms
- Separate family room
- Comfortable pajama lounge
- Large dedicated office
- Dedicated dining area
- Expansive entertainment area
- Cinema Room
- Covered patio with built-in braai
- Swimming pool
- Established garden
- 2 double tandem garages
- Ample open parking
- Golf course and fairway views
- Multi-level residence with modern finishes

Rates & Taxes: ± R6 300.00 p/m / **Levy**: ± R2,650.00 p/m

Photos



GIS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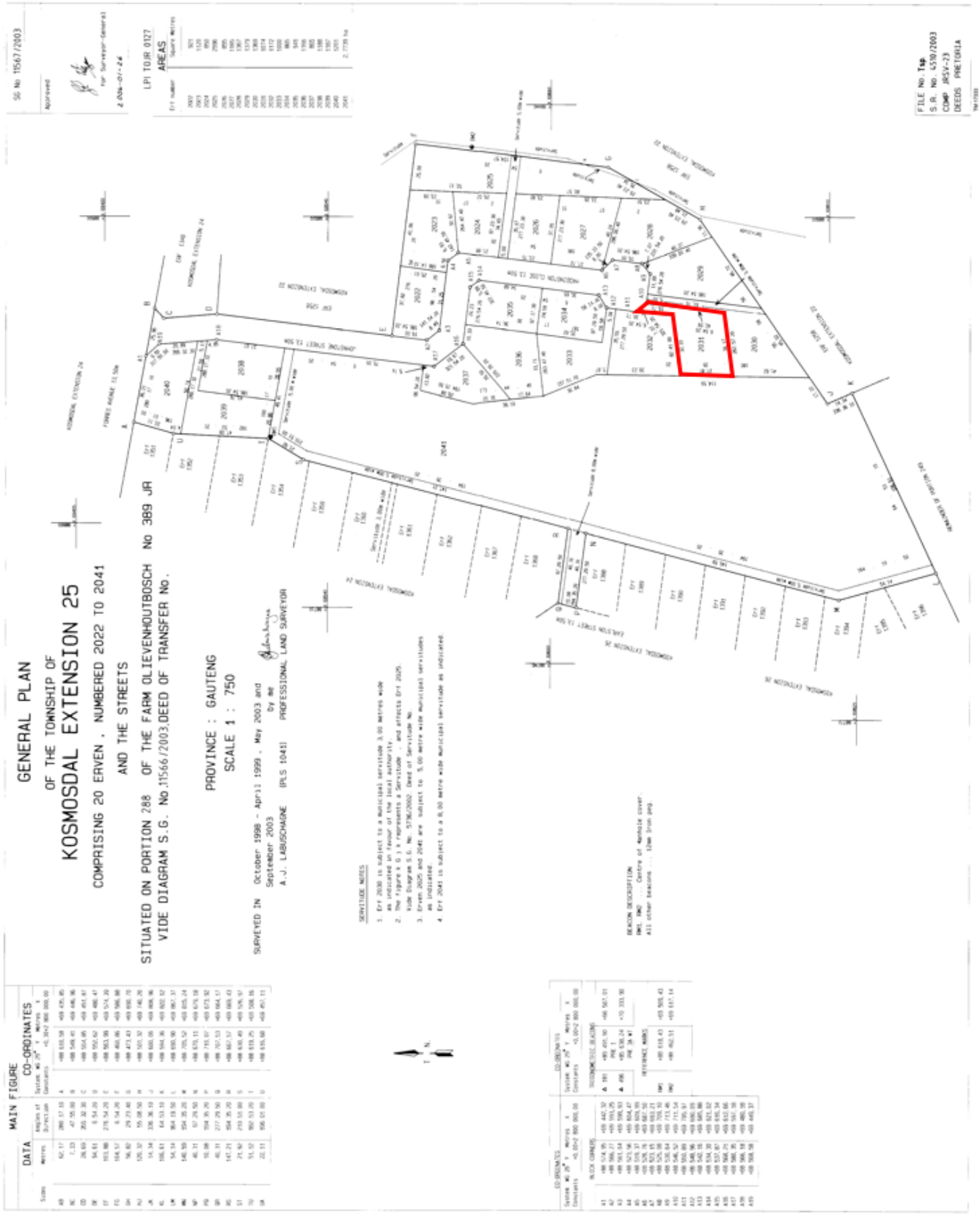
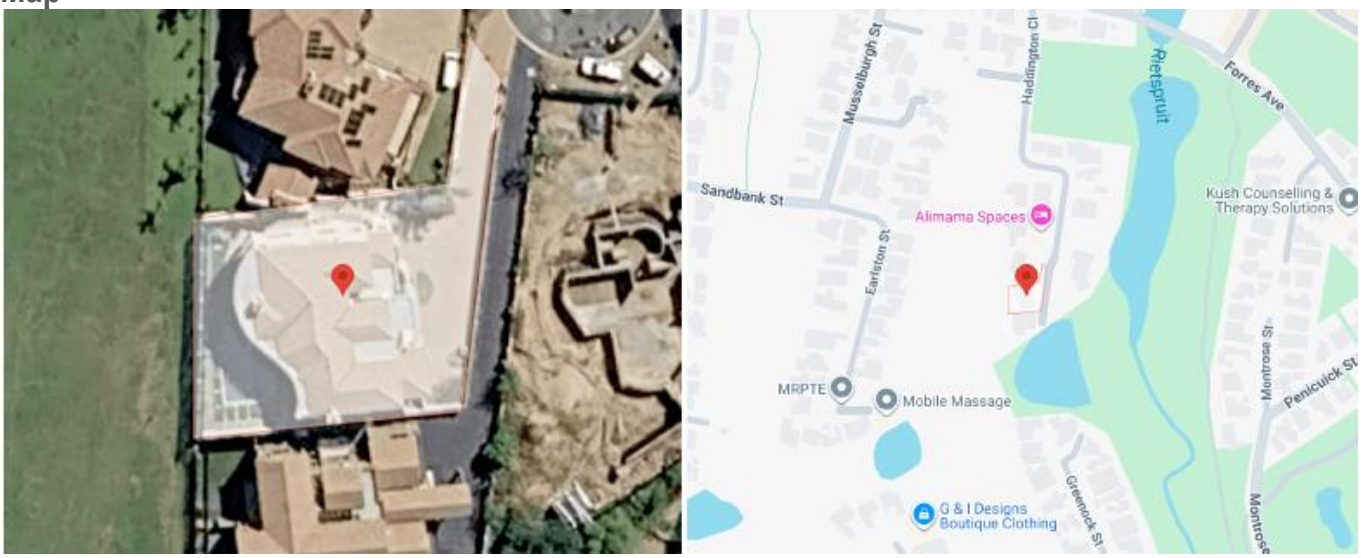
SG Diagram


GENERAL PLAN
OF THE TOWNSHIP OF
KOSMOSDAL EXTENSION 25
COMPRISING 20 ERVEN , NUMBERED 2022 TO 2041
AND THE STREETS
SITUATED ON PORTION 288 OF THE FARM OLIEVENHOUTBOSCH No 389 JR
VIDE DIAGRAM S.G. No.11566/2003,DEED OF TRANSFER No.
PROVINCE : GAUTENG
SCALE 1 : 750
SURVEYED IN October 1998 - April 1999 , May 2003 and September 2003
A.J. LABUSCHAGNE IPLS 1041 PROFESSIONAL LAND SURVEYOR
SG No: 11567/2003
Approved
for Surveyor-General
LPI TOJR 0127
AREAS
FILE No. Tsp
S.R. No. 6590/2003
COMP JRSV-23
DEEDS PRETORIA
SERVITUDE NOTES
BEACON DESCRIPTION
MAIN FIGURE
DATA
CO-ORDINATES
BLOCK CORNERS
SECONDARIC BEACONS
REFERENCE MARKS

Map



GPS Co-Ordinates 25°55'59.7"S 28°06'57.2"E
-25.933258, 28.115900

Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.
Bidders need to FICA when registering to bid with a copy of ID and Proof of Residence.
5% Deposit payable on the fall of the hammer.
10% 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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