

# INFORMATION PACK

FOR

# SHANDON ECO ESTATE

## GRAND LUXURY RESIDENCE

### WITH TWO PRIVATE GUEST HOMES

41 BATELEUR AVENUE, SHANDON ESTATE, NELSPRUIT



ON SITE AUCTION – Thursday, 12 November 2026 @ 11h00  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

### PORTION 0 OF ERF 3444, NELSPRUIT EXT 33, MPUMALANGA - JT

|                        |                                                   |
|------------------------|---------------------------------------------------|
| Known As:              | 41 BATELEUR AVENUE, SHANDON ECO ESTATE, NELSPRUIT |
| Title Deed:            | T121637/2007                                      |
| Extent:                | 1.3280Ha                                          |
| Local Authority:       | MBOMBELA LOCAL MUNICIPALITY                       |
| Registration Division: | JT                                                |
| Province:              | MPUMALANGA                                        |
| VAT Status:            | The seller is NOT registered for VAT              |
| Zoning:                | RESIDENTIAL                                       |

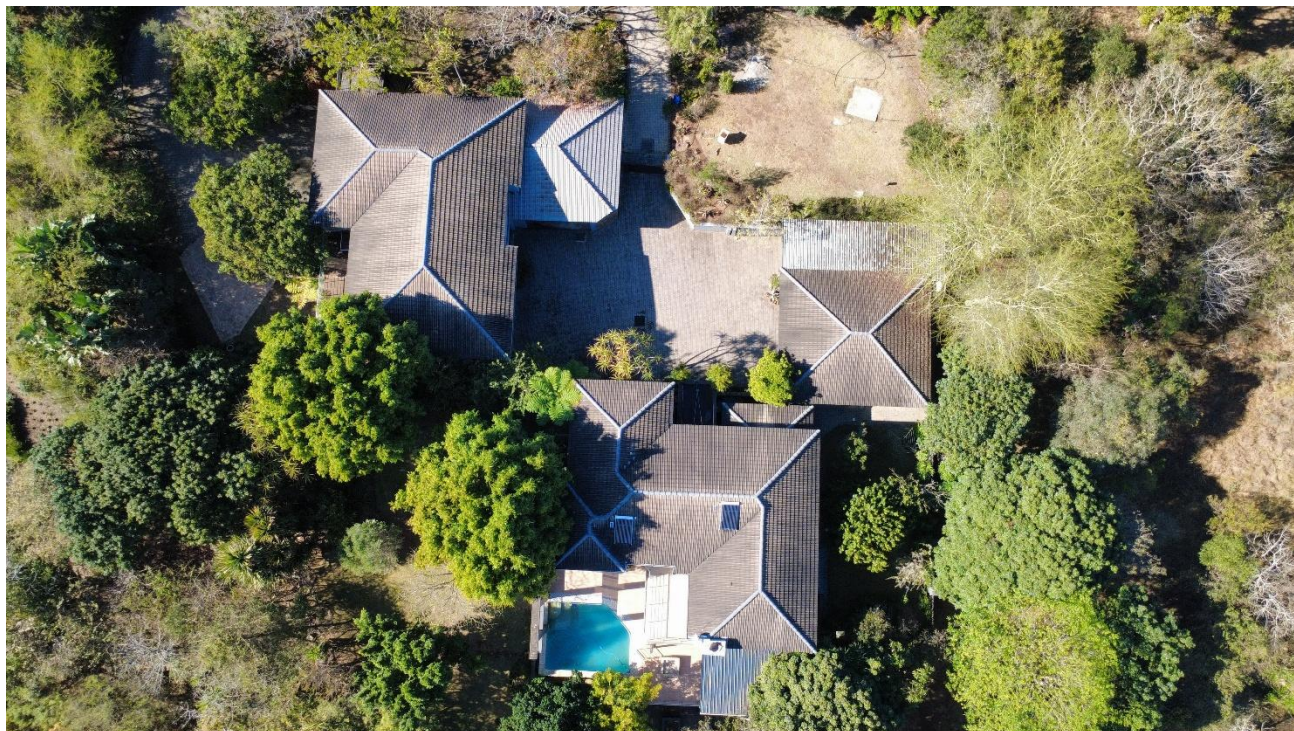
## Property Description

### **Secure luxury residence with two additional guest or extended family homes in the Lowveld Bushveld**

Situated in the **sought-after Shandon Estate** on the outskirts of Mbombela, this **exceptional 2000m<sup>2</sup> residence situated on a large plot offers a luxurious Lowveld lifestyle in an established eco wildlife estate**. Nestled in the **bushveld** with free-roaming wildlife, the estate provides a secure setting with access to hiking and walking trails, mountain biking and other outdoor activities.

Conveniently located within easy reach of Mbombela and the N4 via the R104, the estate offers a balance of privacy and natural surroundings, with convenient access to schools, shopping centres, healthcare facilities and other amenities.

The 2000m<sup>2</sup> residence features a **luxurious contemporary main residence and 2 additional modern homes, all showcasing quality finishes, stylish interiors and carefully designed living spaces throughout**. Generous proportions, modern fittings and well-appointed entertainment areas create a consistent sense of luxury on a large scale. Expansive glass doors connect the main residence to the outdoor entertainment areas, swimming pool and landscaped garden, while the elevated position takes full advantage of the beautiful Lowveld views. One of the additional homes can also be interconnected with the main residence, allowing it to be incorporated into the main house if desired.



### **Main House**

The impressive 3-level main residence combines contemporary architecture with high-quality finishes and spacious indoor and outdoor living areas. The ground level welcomes you through a striking double-volume entrance featuring a koi pond and leads to a formal lounge, dining or breakfast area, modern fitted kitchen with separate scullery, TV room, guest bedroom with en-suite bathroom and guest facilities.

Designed for both everyday comfort and entertainment, the living areas extend to a covered patio, separate braai room, built-in bar and outdoor fireplace. Stackable glass doors open onto the pool area, creating a seamless connection between the interior and exterior spaces.

The upper level features a spacious main bedroom with a walk-in cupboard, en-suite bathroom and private patio with a 6-seater jacuzzi, where the elevated position provides beautiful views. Two additional bedrooms, a shared bathroom and an office or hobby room complete this level.

The lower level offers a further entertainment area with a bar, swimming pool and outdoor boma.

## House 2

This double-storey home offers open-plan living, with a fitted kitchen and separate scullery, 2 bedrooms and a bathroom fitted with a spa bath and shower. The main bedroom includes a walk-in cupboard, while a covered patio with a wooden deck and built-in braai extends the living space outdoors.

Additional features include a double garage with an automated door and a gas geyser. The home can be interconnected with the main residence, providing flexibility to use it as a separate dwelling or incorporate it into the main house for additional living space or extended family accommodation.

## House 3

The second double-storey home features an open-plan lounge and kitchen, 1 bedroom with built-in cupboards and a bathroom with a spa bath and shower. The kitchen is fitted with a gas hob, electric oven and double sink.

A covered patio with a wooden deck provides an additional outdoor living area, while a single garage with an automated door offers secure parking and convenience.

## Other Features

The established landscaped garden features mature indigenous trees, a natural pond and swimming pool, creating a private and inviting outdoor environment. The garden is supported by an irrigation system supplied by a tested 138 m-deep borehole, with the pump positioned at approximately 90 m, as well as a 10,000-litre reservoir with pump.

The property offers extensive vehicle and storage facilities, including 2 double garages, a single garage and 2 semi-enclosed carports suitable for caravans, boats and larger vehicles.

A spacious driveway provides ample parking and turning space, while additional facilities include a workshop or hobby room, laundry area, pump room, storerooms and a change room with toilet and basin.

**Rates & Taxes:** ± R5,535.00p/m

## Improvements

### Main House

- 4 bedrooms
- 3 bathrooms
- Office or hobby room
- Modern fitted kitchen with separate scullery
- Multiple lounges and entertainment areas
- Guest toilet
- 3 levels
- Covered patio
- Separate braai room
- Built-in bar
- Outdoor fireplace
- Swimming pool
- Outdoor boma
- Private patio with 6-seater jacuzzi
- Koi pond

### House 2

- 2 bedrooms
- 1 bathroom with spa bath and shower
- Open-plan living area
- Fitted kitchen with separate scullery
- Covered patio with wooden deck
- Built-in braai
- Double garage

### House 3

- 1 bedroom
- 1 bathroom with spa bath and shower
- Open-plan lounge and kitchen
- Kitchen with gas hob, electric oven and double sink
- Covered patio with wooden deck
- Single garage

## Additional Features and Facilities

- Established landscaped garden with mature indigenous trees
- Natural pond
- Irrigation system
- **138 m-deep borehole, with pump positioned at approximately 90m**
- **Borehole water tested and sustainable for household use**
- **10,000-litre water reservoir with pump**
- 2 semi-enclosed carports suitable for caravans, boats and larger vehicles
- Spacious driveway with ample parking and turning space
- Additional outdoor entertainment areas
- Workshop or hobby room
- Laundry with 3 machines
- Pump room
- Storerooms
- Change room with toilet and basin



# Shandon Estate



Nestled in the Lowveld, Shandon Estate features 87 large stands, offering privacy, space, and uninterrupted views. Here, homes are part of the landscape, with wildlife wandering freely between properties.

- Large, spacious stands with panoramic views
- Seamless integration with nature and wildlife
- Various amenities including picnic spots & viewpoints, mountain biking with trails for all skill levels, tranquil fishing spots along the waterways, and hiking trails through pristine bushveld, rivers and waterfalls.

## Photos

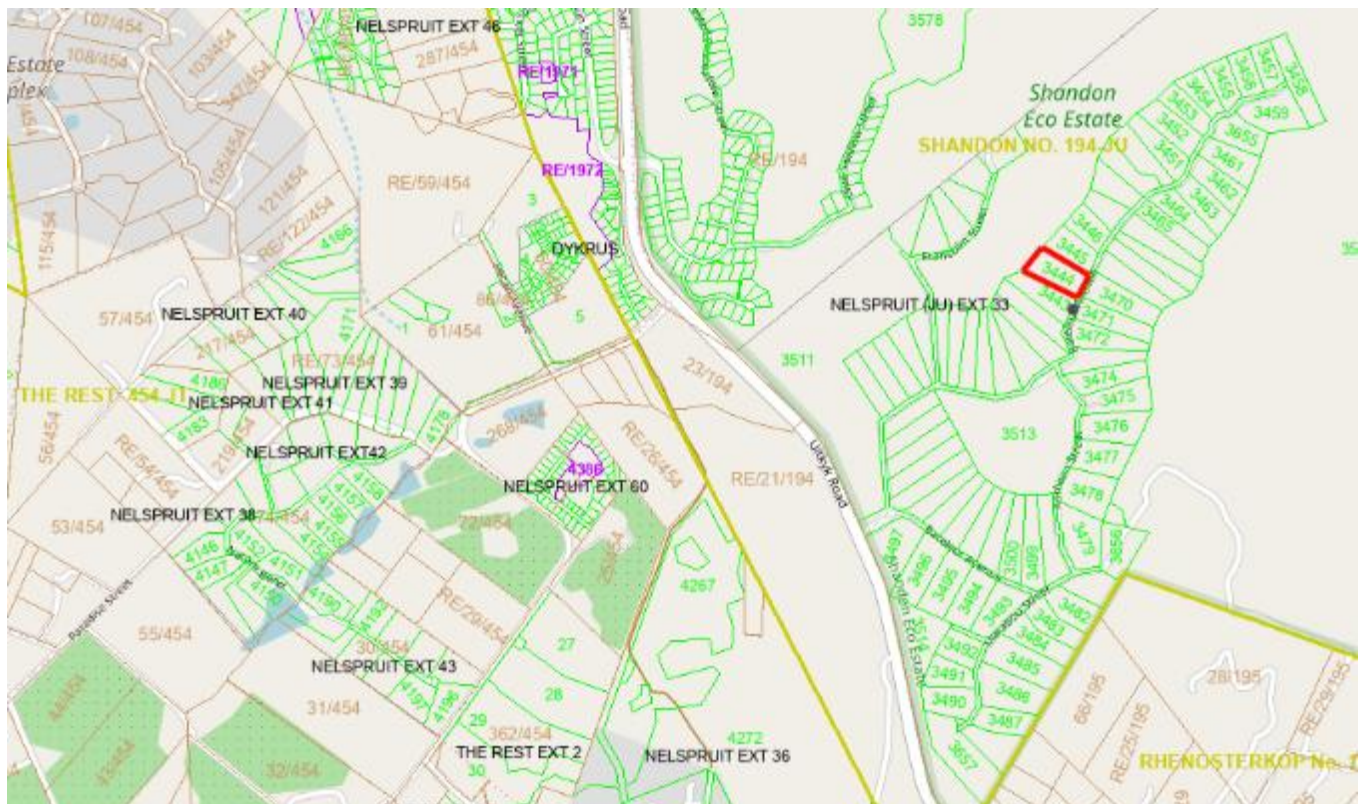








## CSG – Aerial View



## Map



GPS Co-Ordinates 25°30'44.7"S 31°00'54.2"E  
-25.512418, 31.015044



### Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

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 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)

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