

INFORMATION PACK

FOR

EXCEPTIONAL MODERN 6 BED HOME

THE HILLS GAME RESERVE ESTATE

13 AFRICAN GRASS OWL STREET (STAND 534), THE HILLS GAME RESERVE
ESTATE, PRETORIA EAST



ON SITE AUCTION - Thursday, 19 November 2026 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za



TRANQUIL & EXCLUSIVE LIVING WITH NATURE

The Hills Game Reserve Estate is an exclusive 1200-acre residential community nestled in the heart of nature. This secure estate boasts a private game reserve home to a variety of antelope and zebra species, offering a unique wildlife experience right at your doorstep.

Situated in Pretoria East along Garsfontein Road, with easy access via a second gatehouse and link on Atterbury Road, The Hills offers the perfect blend of tranquility and convenience. Just a short drive away from premier shopping destinations like Woodlands and Parkview, residents can enjoy the serene bushveld surroundings while still having all the amenities of city life within reach.

EXCLUSIVE PRIVATE GAME RESERVE AND ECO TRAILS

The Hills Estate has exclusive access to a private game reserve, gracefully situated within the heart of the estate. This vibrant eco-sanctuary is a haven for a diverse array of wildlife, including antelope, zebra, colourful birds, reptiles, and lush plant life.

Residents are welcome to explore the expansive 16km walking trails that wind through the game reserve, offering a serene journey through picturesque landscapes and encounters with captivating animals.

ESTATE FACILITIES



Fitness
Centre



amara the Hills
Restaurant



Lap
Pool



Tennis
Courts



Walking
Trails



Reddford
House

<https://www.thehillsgamereserve.co.za/>

Property Information

Title Deed Information –

PORTION 0 OF ERF 534, THE HILLS EXT 5, GAUTENG - JR

Known As:	13 AFRICAN GRASS OWL STREET (STAND 534), THE HILLS GAME RESERVE ESTATE, PRETORIA EAST
Title Deed:	T63256/2020
Extent:	995m ²
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

EXCEPTIONAL 6-BEDROOM RESIDENCE IN THE HILLS GAME RESERVE ESTATE

Situated within the **prestigious The Hills Game Reserve Estate in Pretoria East**, this impressive modern residence presents an opportunity to complete a substantial home in one of the area's sought-after residential estates. Set on a 995m² stand alongside a greenbelt within the estate, the double-storey property makes a striking impression with its contemporary architectural design, clean lines, and expansive living areas, complemented by its natural surroundings.

The spacious interiors feature contemporary finishes, providing a strong foundation for a beautifully finished residence. With much of the work already completed, the property offers buyers the opportunity to add the remaining touches and create a home that reflects their own style and preferences.

The Hills Game Reserve Estate offers secure residential living in a natural setting, with convenient access to major routes, including Garsfontein Road and Atterbury Road. Reddford House The Hills is situated within the estate, while other educational facilities in the surrounding area include Tyger Valley College, Laerskool Tygerpoort and Curro Woodhill College. Shopping destinations include Woodlands Boulevard, Parkview Shopping Centre and Atterbury Value Mart. Medical facilities such as Netcare Pretoria East Hospital, Mediclinic Kloof Hospital and Life Faerie Glen Hospital are also accessible from the area.

The residence boasts 6 bedrooms and 7 bathrooms, complemented by spacious living areas and a modern layout. Large windows allow natural light into the interiors, while the contemporary finishes already in place provide a consistent foundation for completing the remaining spaces. The kitchen and living areas offer scope for the new owner to finalize the design and finishes to complement the home's modern architectural style.

Outside, the property features a swimming pool, boma area, garden and staff quarters, offering scope to create an attractive outdoor setting to complement the scale and design of the home. The paved driveway leads to a double garage, with 3 additional parking spaces providing further parking capacity.

The property is being sold as-is in its current condition. The purchaser will be responsible for assessing and completing the outstanding work, presenting an opportunity to finish this substantial modern residence to their own specifications in a sought-after estate.

Improvements

- | | |
|--|---|
| <ul style="list-style-type: none">• 6 bedrooms• 7 bathrooms• Spacious living areas• Kitchen with scope to complete remaining finishes | <ul style="list-style-type: none">• Swimming pool• Garden• Double garage• 3 additional parking spaces• Staff Quarters |
|--|---|

Rates & Taxes: ± R5,061.00 p/m / **Levy:** ± R1,649.13 p/m



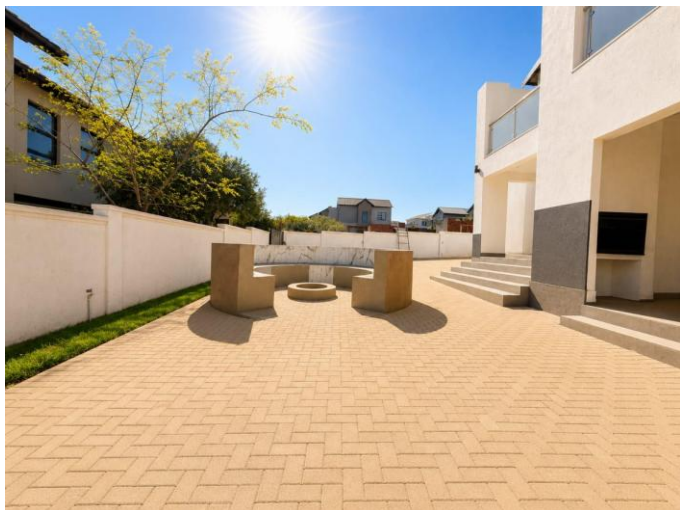
****Selected images have been virtually staged to illustrate the property's potential****



****Selected images have been virtually staged to illustrate the property's potential;
furniture and décor are not included****



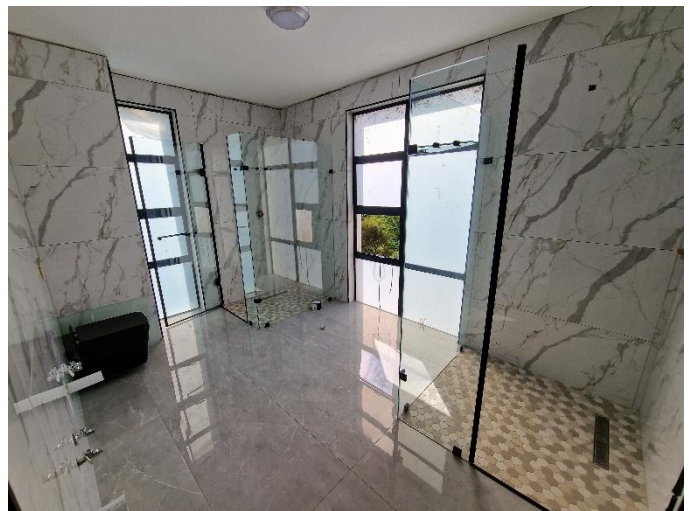
****Selected images have been virtually staged to illustrate the property's potential;
furniture and décor are not included****

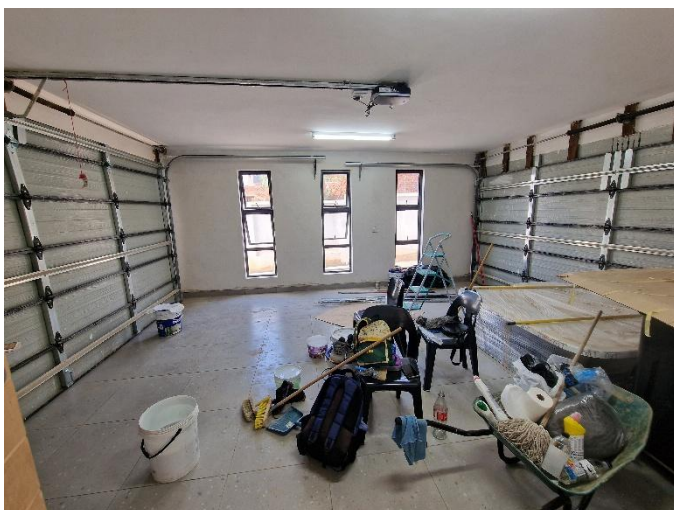


****Selected images have been virtually staged to illustrate the property's potential****

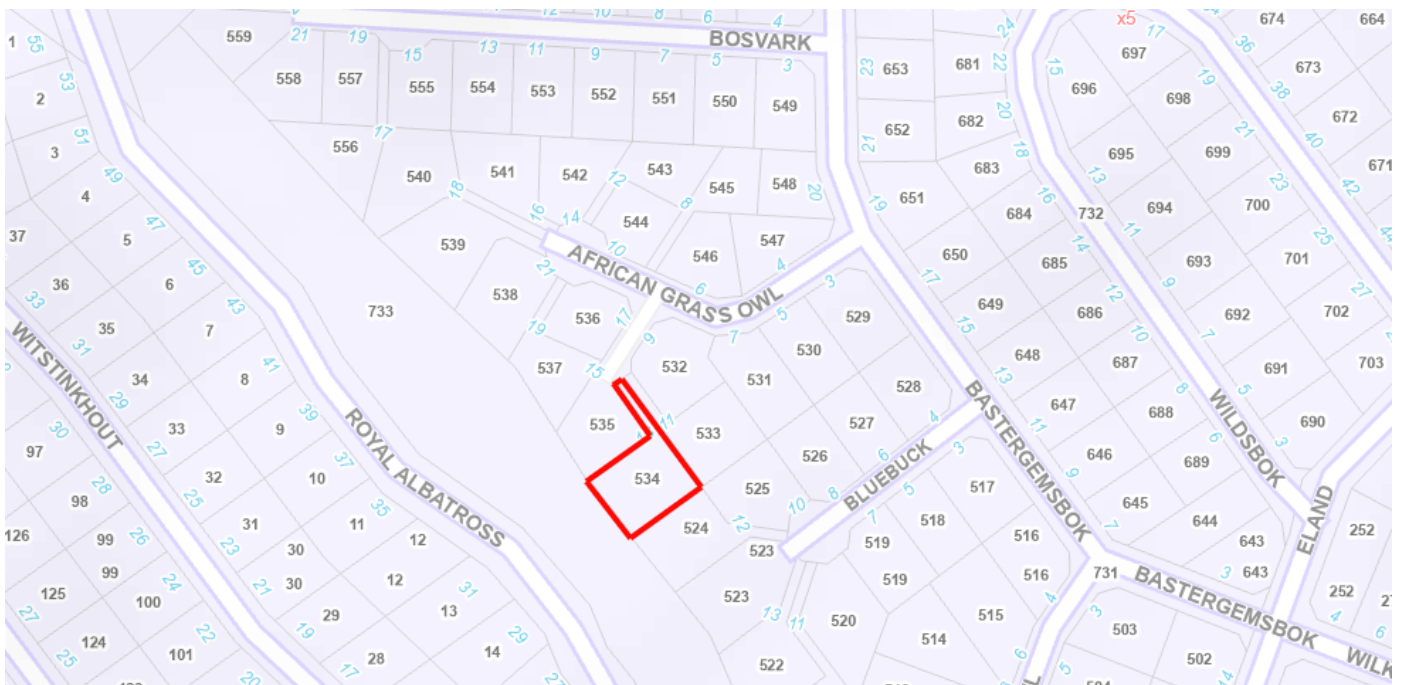
Photos – Current Condition







GIS



SG Diagram

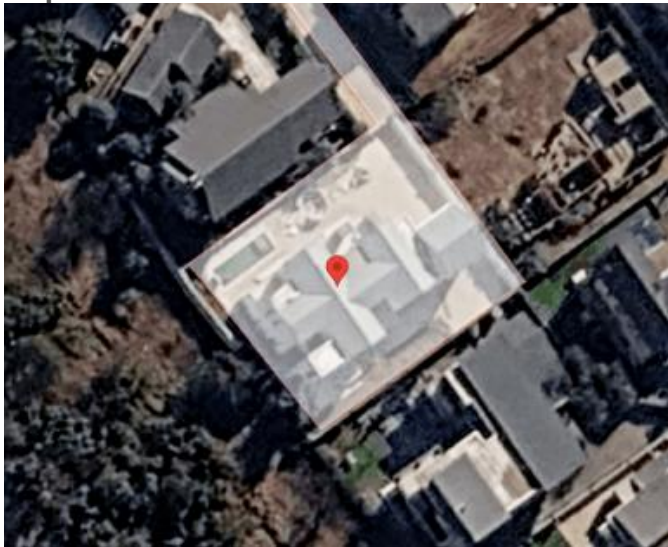
S.G. No. 6677/2008
SHEET No. 1
Approved
Date: 2008-10-29
for: Surveyor General

GENERAL PLAN
(CONSISTING OF 4 SHEETS)
OF THE TOWNSHIP OF
THE HILLS EXTENSION NO. 5
COMPRISING 237 EREIN NUMBERED 497 - 733
SITUATED ON PORTION 1085 OF THE FARM
RIETFOONTEIN NO. 375-JR
DIABRAM S.G. No. 6677/2008
DEED OF TRANSFER No. 1
PROVINCE OF GAUTENG

SAPPHIRE IN AUGUST 2008 - JUNE 2008 BY ME
[Signature]
B.J. BOUWER, P.E. (S) 1070
PUBLIC ENGINEER, LAND SURVEYOR

SECTION DESCRIPTION
THE HILLS EXTENSION NO. 5
733 - 734, 735 - 736, 737 - 738, 739 - 740, 741 - 742, 743 - 744, 745 - 746, 747 - 748, 749 - 750, 751 - 752, 753 - 754, 755 - 756, 757 - 758, 759 - 760, 761 - 762, 763 - 764, 765 - 766, 767 - 768, 769 - 770, 771 - 772, 773 - 774, 775 - 776, 777 - 778, 779 - 780, 781 - 782, 783 - 784, 785 - 786, 787 - 788, 789 - 790, 791 - 792, 793 - 794, 795 - 796, 797 - 798, 799 - 800, 801 - 802, 803 - 804, 805 - 806, 807 - 808, 809 - 810, 811 - 812, 813 - 814, 815 - 816, 817 - 818, 819 - 820, 821 - 822, 823 - 824, 825 - 826, 827 - 828, 829 - 830, 831 - 832, 833 - 834, 835 - 836, 837 - 838, 839 - 840, 841 - 842, 843 - 844, 845 - 846, 847 - 848, 849 - 850, 851 - 852, 853 - 854, 855 - 856, 857 - 858, 859 - 860, 861 - 862, 863 - 864, 865 - 866, 867 - 868, 869 - 870, 871 - 872, 873 - 874, 875 - 876, 877 - 878, 879 - 880, 881 - 882, 883 - 884, 885 - 886, 887 - 888, 889 - 890, 891 - 892, 893 - 894, 895 - 896, 897 - 898, 899 - 900, 901 - 902, 903 - 904, 905 - 906, 907 - 908, 909 - 910, 911 - 912, 913 - 914, 915 - 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Map



GPS Co-Ordinates 25°52'07.9"S 28°21'38.5"E
-25.868866, 28.360681



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:

Dehan Engelbrecht

073 154 1745 | dehan@bideasy.co.za

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