



## Luxury 4 Bed Villa For Sale in Vanderbijlpark South



### Agenten-Info

|                         |   |
|-------------------------|---|
| Name:                   | Niall Madden  |
| Name der Firma:         | Esales Property Limited   |
| Land:                   | Vereinigtes Königreich  |
| Erfahrung seit:         | 2002  |
| Art der Dienstleistung: | Immobilien verkaufen  |
| Spezialgebiete:         |   |
| Art der Immobilie:      | Wohnungen   |
| Telefon:                |   |
| Sprachen:               | English   |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 381,708.67 |

### Standort

|                       |  |
|-----------------------|--|
| Land:                 | Südafrika  |
| Staat/Region/Provinz: | Gauteng  |
| Stadt:                | Vanderbijlpark   |
| Adresse:              | Chopin St  |
| Postleitzahl:         | 1911   |
| Veröffentlicht:       | 24.08.2023   |
| Beschreibung:         | Luxury 4 Bed Villa For Sale in Vanderbijlpark South Africa |

Esales Property ID: es5553848

### Property Location

32c Chopin Street  
Vanderbijlpark  
Gauteng  
1911  
South Africa

### Property Details



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With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, South Africa is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

## Garden and Outside

As you arrive at the second of two automated gates, your eyes fixate upon the wonderful Tuscan architecture with its warm Mediterranean tones and 'Gamma-Zenith' clad plaster work, bespoke gates, balustrades, and palm trees accompanied by lush cycads all cocooned in a practical and seemingly simple manner. High perimeter walls guard against wind and winter frost assuring an evergreen lawn and garden throughout the year. Water is supplied via strong well to an irrigation system and the whole property can be watershed within minutes.

Approaching the rear, classic Spanish-style gates enclose the pool area as additional safety for young children and privacy of pets. The 100,000-lt. pool is heated and features additional pumps for jets and fountain features. Outside shower facilities are also available. Additionally, there is a self-starting/self-charging 23KVa backup generator capable of handling all load-shedding inadequacies. For your live-in domestic/cleaning assistant, there is dedicated staff accommodation which includes bedroom and bathroom with shower, basin and toilet.

## Garaging and Parking

The automated double 'Saligna Wooden' doors open up to accommodate five large vehicles (Ford Ranger/Toyota Fortuner type) with ample space left over to open all doors without encroaching on one another. The garage also offers a built-in kitchenette if you don't want to mess in the Gourmet Kitchen and a designated workshop with ample storage and work top space to tackle fairly large DIY projects.

## Main Entrance and Ground Floor

The double-volume entrance features a stunning 'Carved Glass' piece which embodies the expectations about to be discovered. As you walk through the door, you are met with a breath-taking vision of the solid granite 'Cinderella-Inspired' Staircase and Spanish-style steel work. Welcoming and inviting... Everything flows from then on.

On the ground floor, you will find...

- Office/Library

Fully fitted solid Maple cabinetry with back lighting and bespoke desktop to accommodate a work-from-home setup. Floors are clad with top-end Vinyl Wood slats which are waterproof and guaranteed for 20 years.

- Guest Bathroom

- Formal Lounge

Carpeted with underfloor heating and large windows to allow in all the sun's rays.

- Theater/Cinema Room

Fully carpeted and sound-proofed from floor to ceiling, eight occupants can enjoy a relaxed movie experience on fully recline-able leather seats. Bespoke cabinets house all the equipment and storage for over 1000 DVD's.

- TV Room, Bar and Dining

All underfloor-heated full-bodied porcelain tiles. This room welcomes the entertainer to show-off in style



and finesse. The bar is solid Maple with granite tops and floating glass shelves. Sliding the doors give way to the covered patio with built-in BBQ with basin for wash-up, which overlooks the sparkling pool and rustic 'Rock-Garden'.

- Kitchen

Being all open concept, stepping from one room to another does not stop the socializing with friends and family. The gourmet kitchen is fully equipped with modern appliances, solid Maple cabinetry and 'joint-less' granite counter tops which continue on into the laundry and scullery. All basins and sinks are black Graphite complemented with 'Hans-Grohe' mixers. Heated porcelain floors again adorn this area while textured glass tiles cover the walls. The pantry is large enough to stock supplies for a year and well finished with solid shelving in white.

### Upstairs First Floor

As you float up the winding granite staircase, deciding which way to ascend... left or right? You are struck by the apparent beauty and skill taken to create this astonishing center piece of the home.

Craftsmanship and attention to detail all around you heighten your sense of admiration to this feat.

Turning around and looking down towards the front door, again takes your breath away as you admire the beautiful glass work and overwhelming chandelier... all preparing for what comes next...

- Master Bedroom

Walking through the double French door, you are welcomed into what is expected from a 5 Star hotel suite. Grand proportions divided in the middle by a fixture housing the TV as if to create another open but private lounge with its own TV again. Huge windows slide open onto a large covered balcony which overlook the pool and 'Rock-Garden'. Here, you can enjoy sun-downers while listening to night fall after a full-filling day. Back inside, the en-suite 'His & Hers' duet dressing room complete with shoe cupboards will take some filling up while the massive bathroom has a double pump 'Summer Place' Jacuzzi bath, dual vanities with granite counter tops and dual 'Rain-maker' shower roses with granite seat.

- The whole top floor has central air-conditioning which can be controlled to individual rooms.

- Bedrooms One, Two and Three

All carpeted with large proportions and include full en-suite bathrooms and walk-in dressing rooms. Each room has its own private covered balcony which is accessed via double French Aluminium doors and overlook various parts of the garden and pool area.

- The linen room is large enough to store the homes linen requirements with solid shelving finished in white.

- Family TV Room

This is one of the larger rooms of the home and doubles as a 'Man Cave/Office/Recreation Room/Family TV Room' – Take your pick...

Finished with Vinyl Wood floors and tasteful cabinetry, this room also has its own private balcony with fantastic views of the front yard and long driveway. Another spectacular 'Sun-downer' spot to appreciate.

- Gym

Fully equipped with high-end equipment, this gym will impress even the most discerning health conscious aficionado. Fully air-conditioned, the large doors also slide open to a covered balcony with staggering views.

### General Information

The whole property exterior is finished in aluminium 'Maple Wood-grain' window and door frames.

All interior doors are core Maple and solid Maple door frames.



All windows and doors are fitted with Trelli-Dor security doors throughout the home.  
Full perimeter lighting is managed by day-night sensors and low-energy lighting.  
Furniture is included if the price is accepted but does not include personal effect and selected art work and decor

Vanderbijlpark is one of the industrial centres of Gauteng, just south of the urban metropolis of Johannesburg. Unlike many of its gold-mining neighbours in the Vaal Triangle (which include Vereeniging, Meyerton and Sasolburg), though, this area was established as a residential area for the local steel workers and their families in 1947. Since then, it has flourished and grown, and is now home to the largest steelworks in the southern hemisphere.

Vanderbijlpark was named after a young scientist in America, Dr HJ van der Bijl, who was asked to return to South Africa to plan the industrial development of this country. It was Van der Bijl that oversaw the inauguration of ISCOR (Iron and Steel Corporation), thus proving himself a worthy namesake for this city.

The streets of Vanderbijlpark are lined with hundreds of thousands of tall green trees, which give them a luxurious look and tranquil feel. The Vaal River is another important feature of this city, not only for its enormous proportions and the water that it provides, but also for the many water sports on offer here. Visitors and locals enjoy the regular regattas, boat cruises, and opportunities to boat, ski, fish and swim in pretty surrounds. This river forms the border of Gauteng.

The Vaal Show is held in Vereeniging, less than 30 minutes' drive from Vanderbijlpark. This is an agricultural and entertainment show that is a hot event on the local calendar, and there is little doubt why. Here, a huge agricultural section showcases cattle, birds and horses; while fantastic clothes, jewellery, art and furniture can also be found here. You may even find your next boat on exhibition at this exciting and multifaceted show.

## ABOUT THE AREA

If you want to escape the everyday hustle and bustle of city life visit the Vaal, a place of relaxation and serenity. Experience the tranquility and the breeze of Vaal River by taking a cruise on one of the barges. There is something so soothing about the river, away from the buzz of the city life, with the peace and sounds of nature that are so therapeutic. The area has the largest stretch of inland navigable water in the country, which has been used for years for recreational and sporting activities. Whether a day visit or weekend breakaway you will find so much to keep the whole family entertained.

Join us on an adventure of a lifetime as the area offers exciting activities such as White Water Rafting, Canoeing, Abseiling, Rock Climbing, Quad bike Nature Drives, Game Drives, Paintball, Hiking, Jet skiing and wakeboarding.

Nestled on the banks of the Vaal River are various establishments to suit your every need and preference, stay over and experience the different types of stylish & affordable accommodation. For the person coming for a relaxing weekend where everything will be done for you book yourself into one of the three Hotels; Riviera on Vaal, Emerald Casino Resort Hotel or Riverside Hotel & Conference centre. For the



more adventurous person there area caravan parks and self catering facilities available along the river.

The area boast three magnificent golf courses all located along the banks of the Vaal River namely Emfuleni Golf Estate, Maccauvlei Country Club and Riviera on Vaal Hotel and Country Club. If golf is not your game bring the family down to Emerald Casino Resort with entertainment including tenpin bowling, wall climbing, adventure golf, game walks/drives, water sports, kidzone, Animal world, a climate controlled Aquadome and for the gambling enthusiast enter the Emerald Casino and try your luck.

## MAiN FEATURES:

- 1000m<sup>2</sup> of living space
- 1620m<sup>2</sup> plot
- 4 Bedrooms
- 5 Bathrooms
- Private Pool
- Private Garden
- Private Parking for 5 cars
- Stunning Pool Views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of South Africa
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 4                   |
| Badezimmer:              | 5                   |
| Fertige m <sup>2</sup> : | 1000 m <sup>2</sup> |

### Versorgungsdetails

|          |    |
|----------|----|
| Heizung: | Ja |
|----------|----|

### Gebäudedetails

|                     |   |
|---------------------|---|
| Anzahl der Garagen: | 5 |
|---------------------|---|

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen

|                          |   |
|--------------------------|---|
| URL der virtuellen Tour: | <a href="https://www.youtube.com/embed/WDD2CyIwTLE?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-">https://www.youtube.com/embed/WDD2CyIwTLE?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-</a> |
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## **Kontaktinformation**

IMLIX ID:

IX4.786.370

