



# IMLIX

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## Luxury 5 Bed House For Sale In Bateleur Bastion Estate Pretoria South



### Emlakçı Bilgisi

|                      |   |
|----------------------|---|
| İsim:                | Niall Madden  |
| Şirket Adı:          | Esales Property Limited   |
| Ülke:                | United Kingdom  |
| Experience<br>since: | 2002  |
| Hizmet tipi:         | Selling a Property  |
| Specialties:         |   |
| Property Type:       | Apartments  |
| Telefon:             |   |
| Languages:           | English   |
| Web sitesi:          | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### İlan Detayları

|            |             |
|------------|-------------|
| İçin mülk: | Satılık     |
| Fiyat:     | EUR 190,000 |

### Konum

|                      |                           |
|----------------------|---------------------------|
| Ülke:                | South Africa              |
| Eyalet/Bölge/ Şehir: | Gauteng                   |
| Şehir/İlçe:          | Pretoria                  |
| Adres:               | Disselboom Ave, Wapadrand |
| Posta kodu:          | 0050                      |
| Yayınlandı:          | 03.05.2024                |

Açıklama:  
Luxury 5 Bed House For Sale In Bateleur Bastion Estate Pretoria South Africa

Esales Property ID: es5554124

Property Location

Bateleur Bastion Estate, 969 Disselboom Avenue

Unit 4 paddys peace

Pretoria

Gauteng

0050



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South Africa

## Property Details

Luxurious Family Oasis in Bateleur Bastion Estate: Embrace Nature, Security, and Unparalleled Views

Imagine a sanctuary nestled amidst rolling hills, where nature unfolds at your doorstep. This isn't a dream; it's the reality offered by this exceptional property in Pretoria's prestigious Bateleur Bastion Estate. This sprawling haven boasts two separate units, perfect for multi-generational living or generating rental income.

### A Home for Grand Gatherings:

The main house, encompassing a generous 291 square meters, caters to families and grand gatherings. Three spacious bedrooms provide ample sleeping quarters, each boasting an ensuite bathroom for ultimate convenience. One bedroom is conveniently located downstairs, ideal for guests or family members seeking privacy. Upstairs, two further bedrooms offer a haven for relaxation.

### Unwind in Style:

The open-plan living area creates a sense of flow and togetherness. Relax by the fireplace in the lounge, or gather around the dining table for memorable meals. The gourmet kitchen, complete with granite countertops, a gas stove, and an electric oven, is a chef's delight. A scullery and pantry provide ample storage, while air conditioning in select bedrooms ensures year-round comfort.

### The Great Outdoors Awaits:

Step outside onto the expansive patio and soak in the breathtaking views. The property sits on a ridge, offering a captivating panorama of both the city and the surrounding nature reserve. Imagine sipping your morning coffee while gazing at the sunrise over the hills, or hosting unforgettable barbecues in the dedicated boma area as the sun dips below the horizon.

### Self-Contained Guest Quarters:

The attached flatlet offers 35 square meters of comfortable living space. Featuring two bedrooms, a bathroom, and an open-plan kitchen and living area, it's perfect for accommodating guests, extended family, or generating rental income.

### A Nature Lover's Paradise:

Bateleur Bastion Estate is more than just an address; it's a lifestyle. Explore the 5 kilometers of mountain bike trails that weave through the private nature reserve. Spot a majestic nyala (antelope), playful dassies (rock hyraxes), or listen to the call of owls as you immerse yourself in the beauty of nature. A natural dam teeming with ducks and fish adds to the tranquil ambiance.



## Unparalleled Security and Peace of Mind:

Rest assured knowing your family is safe and secure. Bateleur Bastion Estate boasts a robust security system, featuring double electric fencing, a manned security gate with ID checks, night patrols with guard dogs, and a network of motion-detecting cameras. This ensures complete peace of mind, allowing you to relax and enjoy your surroundings.

## Convenience at Your Doorstep:

The property is situated in the desirable Wapadrand area of Pretoria. Enjoy the convenience of safe, walkable streets, perfect for dog walkers, cyclists, and joggers. The area is known for its reliable electricity supply, eliminating the worry of power outages.

Embrace the extraordinary lifestyle that awaits at this exceptional property in Bateleur Bastion Estate. Contact us today to schedule a viewing and discover your own private haven.

## Additional Key Features:

- \* Double electric garage and double carport for ample parking
- \* Solar PV system and solar geyser for energy efficiency
- \* Generator for backup power
- \* Greywater recovery system for eco-conscious watering of the garden
- \* Satellite TV connection for entertainment options
- \* Excellent location with easy access to Pretoria

Don't miss this opportunity to own a piece of paradise. Contact us today!

## ABOUT THE AREA

Known as the Jacaranda City for all the purple blossom-bedecked trees, which line its thoroughfares, Pretoria is a lovely, quiet city. It has a long, involved and fascinating history. Here you will find significant old buildings and fascinating museums. The Transvaal Museum has natural history displays and is the home of Mrs Ples, the australopithecine fossil found at Sterkfontein in the Cradle of Humankind.

Also worth visiting are the Cultural History Museum and Smuts Museum in Irene, outside Pretoria.

Sedate, leafy Pretoria tends to endure a Cinderella complex when compared with the neighbouring city of Johannesburg. When it comes to world class cities, Johannesburg is one of the most 'happening' cities on the African continent and the city gleams with the glamour of money.

Pretoria has been left to shrug off its former association with the apartheid government in a relative state of slumber, lying as it does in a warm, sheltered valley surrounded by the hills of the Magaliesberg range that ensure that temperatures here are invariably a few degrees warmer than Johannesburg.



But don't let the sleepy nature of the pretty city lull you into a false perception. Pretoria has a beauty all of its own, and the slow pace of life is regarded as a bonus by its residents. Many Jo'burgers seek a quieter existence in Pretoria, prepared to commute daily rather live in the comparative rat race. Wall flower the city is not. When in full bloom in October, Pretoria literally comes alive with blossoms and leaves no one in doubt as to the origin of its nickname – Jacaranda city.

Pretoria functions as one of three capitals of South Africa with a population that exceeds a million people, the bulk of whom are government officials. The city centre is laid out in typical city fashion on a grid with wide roads, making getting around fairly simple.

Pretoria's potential name change to Tshwane (the city lies in the greater Metropolitan municipality of Tshwane) was approved by the names' council in 2005 but still lacks endorsement by the Minister of Arts And Culture, remaining 'under consideration', which may or may not have something to do with the hue and cry that ensued at the onset of the name change.

Practically mandatory when visiting the city are the Pretoria Botanical Gardens, the Zoo, the Union Buildings and various museums and galleries that include Melrose House, the Pioneer Museum, Sammy Marks museum, and the Voortrekker Monument. Outdoor activities include the Wonderboom and Groenkloof Nature Reserves, the Austin Roberts Bird Sanctuary, and a steam train ride around Pretoria.

## MAiN FEATURES:

- \* 291m2 of living space
- \* 891m2 plot
- \* 5 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities 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

Contact us today to buy or sell property in South Africa fast online

### **Genel Bilgiler**

|                   |        |
|-------------------|--------|
| Yatak odası:      | 5      |
| Banyo:            | 5      |
| Bitmiş metrekare: | 291 m2 |

### **Building details**

|                    |   |
|--------------------|---|
| Number of Garages: | 2 |
|--------------------|---|

### **Lease terms**



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Date Available:

### Ek Bilgiler

Virtual tour URL:

[https://www.youtube.com/embed/m1pEJdi3zrU?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/m1pEJdi3zrU?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

### Contact information

IMLIX ID:

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