



VENDITOR

AUCTIONEERS



**INSOLVENT ESTATE | 5 BEDROOM
LUXURY HOME**

453 LAKE NONA CRESCENT

EAGLEY CANYON GOLF ESTATE

HONEYDEW MANOR EXT 10 |

GAUTENG

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LIGHTSTONE REPORT

Property Details

FREEHOLD



Estate: Eagle Canyon Golf Estate
Suburb: Eagle Canyon Golf Estate

LEGAL
Erf 453
Town: "HONEYDEW MANOR EXT 10"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"

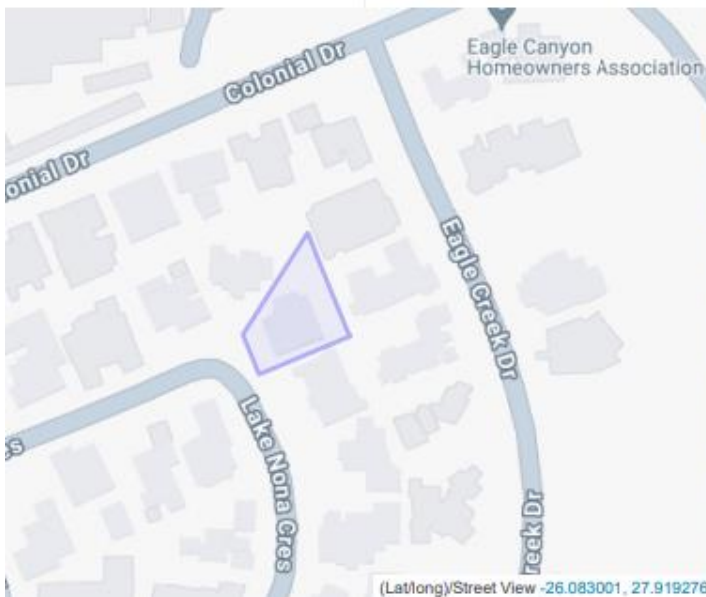
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)
1020 m²

LAND SIZE (CADASTRAL)
1021 m²

LAST SALES PRICE
R7 650 000

LAST SALES DATE
2020/02/24



Amenities



FILLING STATION

- 0.5 km
Exel - Carletonville
- 0.64 km
TotalEnergies Air Control Cc
- 0.79 km
Shell



POLICE STATION

- 1.09 km
Police South African Police Service - Cosmo City
- 1.11 km
South African Police Service - Honeydew
- 4.99 km
Police South African Police Service - Cosmo City



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 1.01 km
Honeydew Shopping Centre
- 1.05 km
5 Star Junction
- 1.6 km
Eagle Canyon Shopping Centre



HOSPITAL/CLINIC

- 1.11 km
Life Healthcare Wilgeheuwel Hospital
- 1.21 km
X-Rays
- 1.83 km
Wilgeheuwel Hospital-Er



EDUCATION

- 0.94 km
Laerskool Boskop
- 0.91 km
After-School.Co.Za
- 0.95 km
Catch Me If You Can



PROPERTY DETAILS

PROPERTY DESCRIPTION

Stunning 5 Bed masterpiece on the slopes of Eagle Canyon Golf Estate

This stunning masterpiece built on the slopes of Eagle Canyon Golf Estate not only offers amazing views but is also situated in a quiet street affording you the luxury of peace, tranquility and beauty.

As you walk through the impressive front door you will be welcomed and drawn into this modern, luxury, contemporary home with expansive open plan areas flowing seamlessly throughout, ideally created for the distinguished palate.

Ground floor contains 3 automated garages

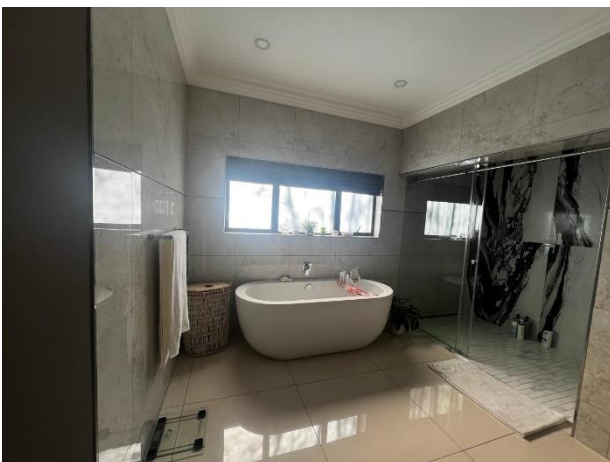
1st Floor envelopes you in luxury with large flowing living areas, open plan kitchen with separate 2nd kitchen, laundry scullery area as well as a guest loo and large guest bedroom with its own en suite bathroom as well as an impressive entertainment area, patio

2nd Floor has an additional 3 amazing, sunny and spacious bedrooms all with ensuite bathrooms as well as the main bedroom which is a masterpiece all on its own.

The estate itself is luxurious and secure and boasts an 18-hole golf course and includes additional facilities such as Clubhouse, gym, restaurant and bar and children's play area which is perfect for the entire family to enjoy

This home is ideal for the discerning buyer.

Land Size: 1020 m²



Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

Any offers received will be submitted to the sellers for possible consideration



TERMS & CONDITIONS



- 10% Deposit payable upon signing of the agreement.
- The Seller is Not VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15639ke

Proof of payment: karen@venditor.co.za



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