



**VENDOR**  
AUCTIONEERS



**FOR SALE**

**EXQUISITE CONFERENCE &  
WEDDING VENUE**

**PORTION 1130 & RE OF PTN 288**

**OF THE FARM**

**KAMEELDRIFT 298 JR**

**WEWER DRIVE | KAMEELDRIFT EAST**

# V VENDOR

## A U C T I O N E E R S

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#### **Disclaimer:**

**Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.**



# OVERVIEW

# V VENDOR

# A U C T I O N E E R S

## *The Venue*

Riverside Venue is a modern wedding and function venue located in Pretoria. We host a variety of events, including weddings, year-end functions, conferences, birthdays, anniversaries, and children's parties. Set in a beautiful, serene environment with lush gardens, our venue provides the perfect backdrop for any occasion.

There is a fully air-conditioned hall, complete with an open deck, comfortably accommodates up to 160 guests. Events can also be held outdoors in the picturesque garden along the river or on the deck overlooking the gardens. With our 5-star catering, we can tailor menus to suit any event, from elegant platters to full buffet-style meals.

## *Functions & Parties*

Your special celebrations deserve a special venue. Riverside Venue, located in Kameeldrift East, Pretoria, Gauteng, is the perfect choice. In addition to weddings, we host a wide range of events, including birthdays, children's parties, anniversaries, twenty-first celebrations, and more.

## *Veranda Events*

Riverside Venue features a beautiful veranda, perfect for any occasion, overlooking lush, green gardens. As a modern function venue, we offer the option to host your event on the veranda, complete with a wood-fired pizza oven for a unique and memorable experience.



# V VENDOR

## A U C T I O N E E R S

### *Braai and Bonfire*

Riverside Venue features a Braai and Bonfire area, perfect for more informal gatherings. Nothing brings people together like a crackling bonfire, creating a warm and inviting atmosphere for any occasion.

As a modern function venue, Riverside Venue offers the ideal setting to end the day with good company, drinks, and a relaxed, celebratory mood. Our 5-star catering service can also tailor menus for any special braai-themed event, making your function truly memorable.

*Riverside Venue have a fully licensed bar which is guaranteed to get all your guests relaxed and, in the mood, to celebrate.*





**LIGHTSTONES**

# V VENDOR AUCTIONEERS

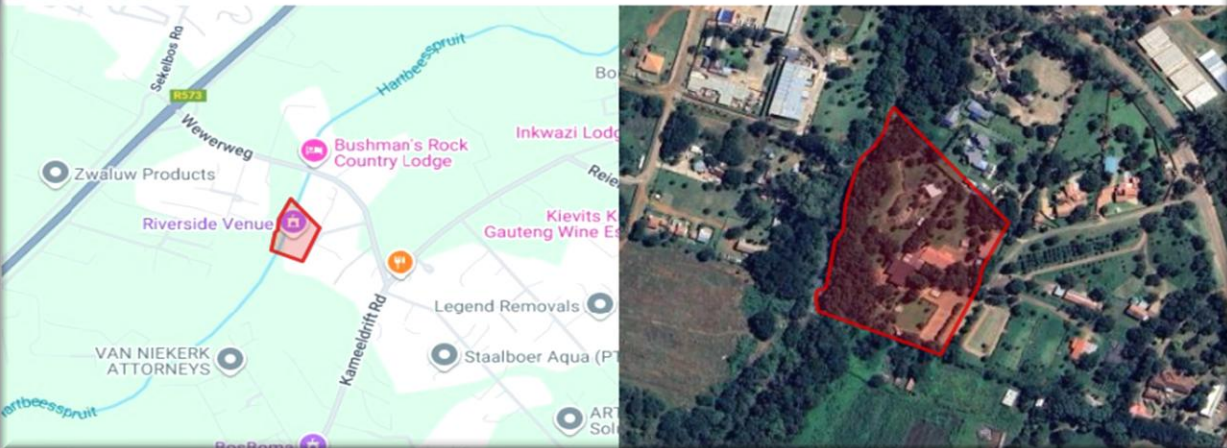
## LIGHTSTONES

**Property Details** FARM

**Jr, Gauteng**  
Suburb: Kameeldrift East

LEGAL  
Ptn 1130  
Farm 298 "KAMEELDRIFT" Portion 1130  
Reg Div: "JR"  
Province: "GAUTENG"  
Coordinates: [-25.658474, 28.308124](#)  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
**2.1113 ha**

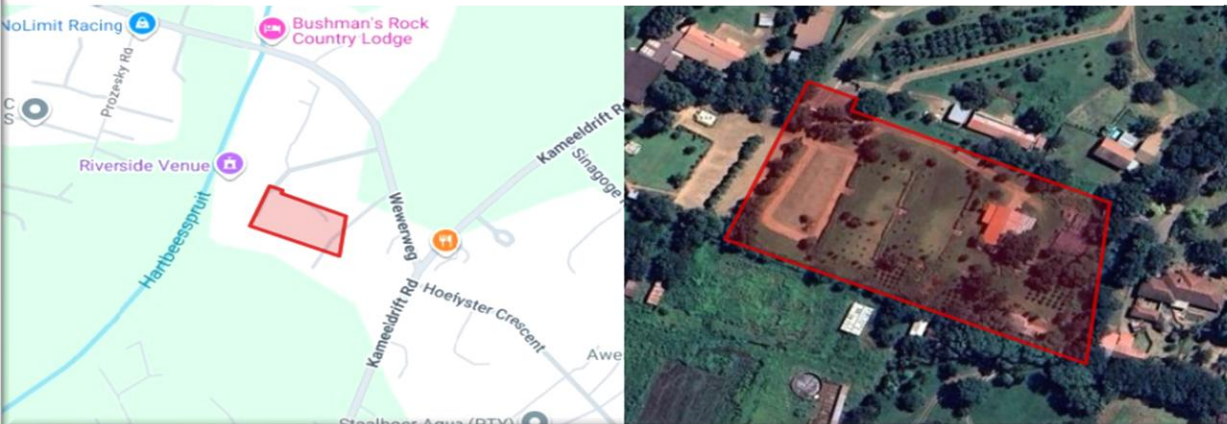


**Property Details** FARM

**Jr, Gauteng**  
Suburb: Kameeldrift East

LEGAL  
RE of Ptn 288 [PTNS-LG323/964]  
Farm 298 "KAMEELDRIFT" Portion 288  
Reg Div: "JR"  
Province: "GAUTENG"  
Coordinates: [-25.659488, 28.309172](#)  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
**1.1744 ha**



# V VENDOR

## A U C T I O N E E R S

### Amenities



#### FILLING STATION

- 1.95 km Zenex - Dam Motors Kameeldrift
- 2.81 km Engen
- 3.28 km Sasol Derdepoort



#### BUS STATION

No bus stations in the proximity



#### HOSPITAL/CLINIC

- 1.29 km Kameeldrift Clinic
- 3.05 km Zambesi Retail Park - MediCross Medical Centre
- 4.83 km Montanapark Animal Hospital



#### POLICE STATION

- 0.92 km Kameeldrift Police Station - South African Police Service



#### SHOPPING CENTRE

- 2.8 km Derde Park Convenience Centre
- 2.97 km Zeekoegat Shopping Centre
- 2.99 km Tswane China Mall Management Office



#### EDUCATION

- 0.49 km Bennie Mpele's Place
- 1.2 km Kleuterparadys
- 1.3 km Anchor Christian Academy





# PROPERTY DETAILS

### PORTION 1130

#### Existing Facilities

##### Hall

- Size: ± 200 m<sup>2</sup>
- Fully air-conditioned
- Equipped with sound equipment and overhead projector
- Seating capacity: ±160 people

##### Wooden Deck

- Covered and enclosed

##### Pizza Oven Area

- Covered area in front of bar, adjacent to hall and deck
- Seating capacity: ± 60

##### Bar

- Fully licensed
- Seating capacity: 40
- Separate ladies and gent's toilet facilities nearby

##### Kitchen

- Separate storeroom for cutlery and crockery
- Washing room
- Evaporative cooling (air-conditioning)
- Walk-in fridge/freezer
- Fully equipped with stainless steel tables, ovens, gas stove, extractor fan, and various display sliding fridges

##### Office & Serving Room

- Adjacent to kitchen
- Includes washing facilities
- Serves as a catering serving platform

##### Storerooms

- **Dry goods/IT equipment storeroom:** houses Point of Sale system, camera system, alarm system
- **Large lock-up storeroom:** storage for cars, bicycles, jumping castles, tables, chairs, and other equipment
- **Double lock-up garage:** used for gardening equipment, tools, fertilizer

##### Employee Accommodation

- Two rooms currently used by staff

# V VENDOR

## A U C T I O N E E R S

### Children's Play Area

- Enclosed lapa with braai, fridge, prep bowl
- Mini tarred racetrack for pedal cars and bicycles
- Additional 2 toilets with basin for guests

### Big Lapa

- Size: ± 120 m<sup>2</sup>
- Covered, open to garden and kids' play area
- For larger informal functions

### Braai Area at the River

- Suitable for small or large informal braai functions

### Chalets

- Two self-catering units
- Each with separate bedroom, bathroom, kitchen, lounge area, and patio
- Used as bridal suite/bridesmaids' suite or B&B
- Includes carport

### Potential Developments

*Not all approved facilities have as yet been developed. A chapel and chalets can still be developed.*

### Other amenities:

- *There are 2 (two) boreholes on the property, of which only 1 (one) is used.*
- *The property is supplied with Municipal water.*
- *The property is equipped with a Ballam Waterslot self-cleaning septic system.*

## RE OF PTN 288

### Additional Property Details

#### Size & Zoning:

- Extent: 1 hectare
- Zoned: Agricultural

#### Buildings / Structures:

- Large enclosed farm store: ± 180 m<sup>2</sup>
- 4 rooms for laborers



# VENDOR

## A U C T I O N E E R S

- Kitchen
- Bathroom

### **Landscaping & Usage:**

- Various olive trees and other trees planted
- Mainly used for additional parking for Riverside Venue

### **Utilities:**

- Equipped with a strong borehole

This property serves as a functional extension of the Riverside Venue, providing parking, accommodation for staff, and storage while retaining agricultural zoning and potential for further development.

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# TERMS AND CONDITIONS



# VENDITOR

## A U C T I O N E E R S

- 5% Deposit and buyers commission is payable upon signing of the agreement.
- The Seller is registered for VAT.
- 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: 16033LJ-PTN 1130 + RE OF PTN 288LJ

Proof of payment: [leoniej@venditor.co.za](mailto:leoniej@venditor.co.za)



# VENDITOR

## AUCTIONEERS



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Queenswood, Pretoria



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