



VENDITOR
AUCTIONEERS



LIQUIDATION

**A RARE 2.8-HECTARE SMALLHOLDING
OFFERING AN EXCEPTIONAL LIFESTYLE
& INVESTMENT OPPORTUNITY**

P389, FARM 15488 "K96" REG DIV: "GV"

UMFOLOZI, KWAZULU NATAL

[GPS COORDINATES](#)



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The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the left. In the bottom right, a large dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE **REPORT**

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A U C T I O N E E R S

**Property Details**

FARM

 **Gv, KwaZulu-Natal**
Suburb: uMfolozi Non Urban

LEGAL
Farm 15488 "K96" Portion 0
Reg Div: "GV"
Province: "KWAZULU NATAL"
Coordinates: [-28.483753, 32.175495](#)
[Google maps](#) | [Street View](#)

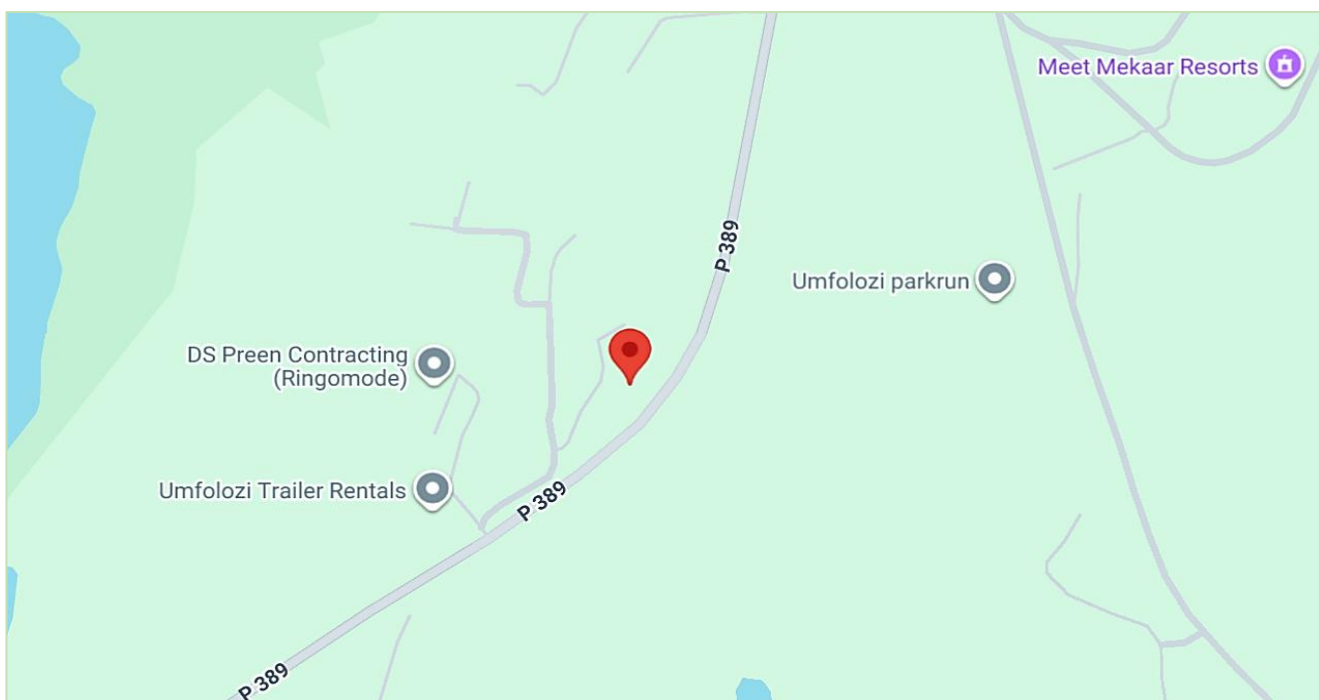
LAND SIZE (REGISTERED)
2.8037 ha

LAND SIZE (CADASTRAL)
2.8156 ha

LAST SALES DATE
2016/07/15









PROPERTY DETAILS

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PROPERTY IMPROVEMENTS

Discover the perfect blend of country serenity, spacious living, and exceptional investment potential with this expansive residence set on a picturesque 2.8-hectare smallholding in Umfolozi, KwaZulu-Natal.

Offering privacy, tranquillity, and generous accommodation, this remarkable property is ideal for families seeking a peaceful rural retreat, lifestyle buyers looking for space and freedom, or investors searching for a versatile opportunity in one of Zululand's most desirable regions.

Designed for comfortable family living and effortless entertaining, the home offers expansive interiors, versatile accommodation, and a wealth of additional features. Set on 2.8 hectares of land, the property provides endless possibilities for future expansion, agricultural activities, small-scale farming, or the creation of additional income-generating ventures.

With its unique combination of space, location, and versatility, this smallholding presents an exciting opportunity to establish a private sanctuary, productive lifestyle farm, or hospitality destination. The property's generous layout and idyllic rural setting make it perfectly suited for conversion into a boutique lodge, guesthouse, or bed and breakfast, catering to visitors drawn to the region's exceptional attractions.

Property Features

This exceptional residence has been thoughtfully designed to offer spacious family living, comfortable accommodation, and outstanding entertainment options. The combination of the main residence, additional facilities, and outdoor amenities creates a property that is equally suited to private enjoyment, extended family living, or a potential tourism venture.

Downstairs

- **Spacious kitchen** featuring ample cupboard space, a walk-in pantry, and a separate scullery and laundry area, providing excellent functionality and convenience for everyday living.
- **Two bedrooms**, with one featuring an en-suite bathroom, offering comfortable accommodation for guests or extended family, can also be used as study.
- **Large entertainment area** featuring a built-in bar, wine and liquor cabinets, with doors opening onto the pool area, creating a seamless indoor-outdoor entertaining space.

Upstairs

- **Spacious pyjama lounge/TV room**, providing a comfortable and versatile family living area ideal for relaxation or casual entertainment.
- **Exceptionally spacious main bedroom suite** featuring a walk-in dressing room and an extra-large his-and-hers bathroom. Doors open onto a private balcony, creating a luxurious private retreat with beautiful views.
- **Two additional bedrooms**, each fitted with built-in cupboards and ceiling fans, offering comfortable accommodation for family or guests.
- **Full family bathroom**, thoughtfully designed for convenience and functionality.

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Outside & Entertainment

- **Two en-suite guest rooms**, ideal for accommodating visitors in comfort and privacy.
- **Guest toilet with shower**, providing added convenience for outdoor entertaining and pool use.
- **An Alfresco Entertainment area**, perfect for outdoor dining and social gatherings.
- **Dedicated braai area**, ideal for relaxed entertaining with family and friends.
- **Swimming pool**, completing the perfect outdoor lifestyle setting.

Additional Features

- **Double garage** providing secure parking and additional storage space.
- **Two-bedroom flatlet/staff quarters** with kitchen and bathroom.
- **Dedicated Storage room** for added practicality and organisation.
- **Separate Butchery room**, ideal for home preparation, hobby use, or small-scale food processing.
- **Workshop space**, perfect for projects, tools, and additional workspace requirements.
- **Functional pigsty and chicken coop**, ideal for small-scale farming or creating a more self-sufficient homestead lifestyle.
- **2 x 15 000 water tanks with pump**. Water is supplied by the Umfolozi Ngwenyana Water Scheme,
- **Electricity supplied by Eskom** – the property is wired for a 100kva backup generator.
- **Secured** - The property is fully walled (with electrified fencing and motorized gate entrance)

Prime Location

Ideally positioned in the heart of Zululand, this property offers the perfect balance of peaceful countryside living with convenient access to key business hubs, tourist destinations, and the renowned Elephant Coast.

Residents and visitors can enjoy pristine beaches, world-class game reserves, exceptional birdlife, and unforgettable outdoor adventures, making this location highly attractive for both lifestyle living and tourism potential.

Convenient distances include:

- **Richards Bay** – approximately **23.5 km**
- **Mtubatuba** – approximately **34.3 km**
- **Empangeni** – approximately **35 km**
- **St Lucia** – approximately **60 km**
- **Hluhluwe** – approximately **86.5 km**
- **Durban** – approximately **200 km**

A rare opportunity to secure a property where countryside charm meets investment potential — a place to live, entertain, grow, and create a legacy in the heart of KwaZulu-Natal.



PROPERTY PHOTOS

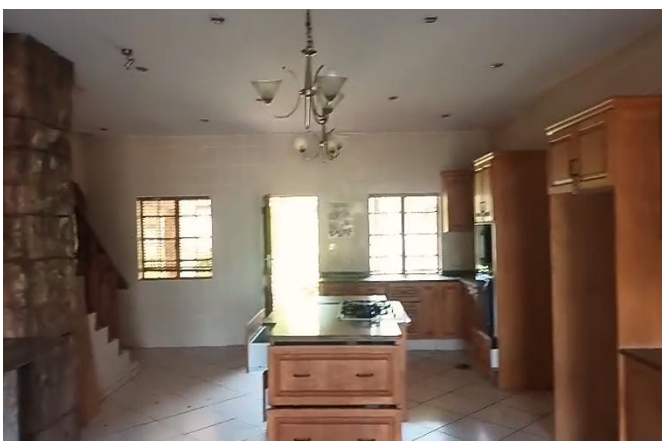
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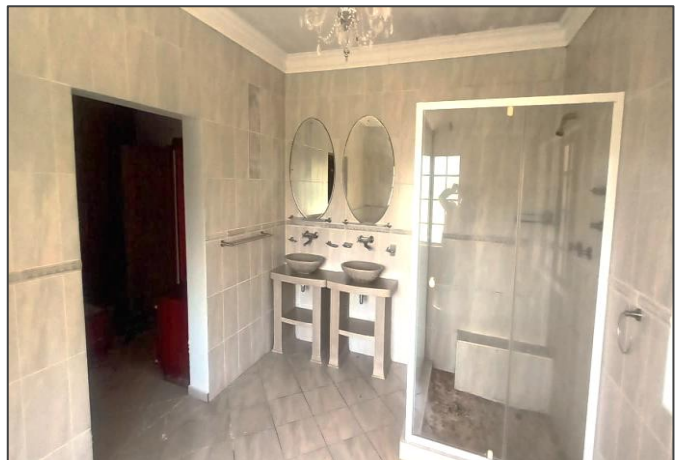
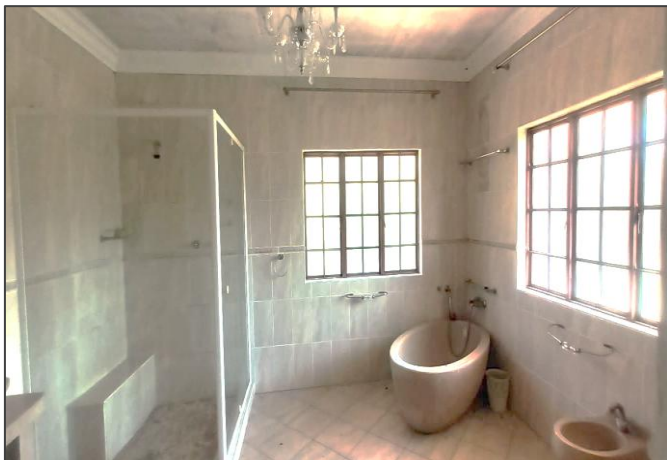
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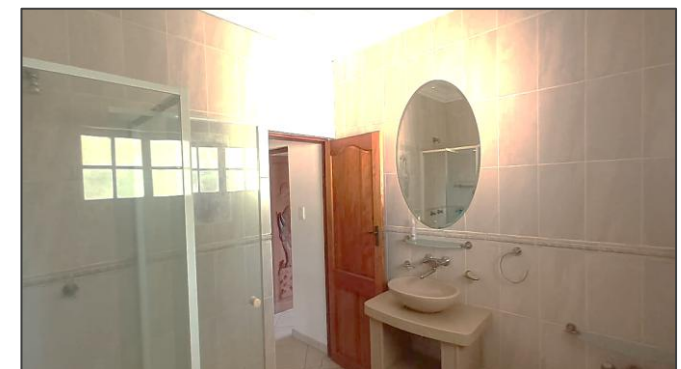
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Property Potential & Former Character

A Glimpse of Its Potential

The photographs featured in this brochure offer a glimpse into the property's former character and the potential it holds for the future.

Once presented as a welcoming and beautifully furnished space, the property has the foundations to be transformed and brought back to life. The images are intended to illustrate how the spaces can be utilised, furnished and styled, while inspiring prospective buyers to envision the possibilities.

Although the property is currently vacant and requires refurbishment, its underlying potential remains. With thoughtful renovation, modern finishes and the right vision, this property could once again become a warm, inviting and highly desirable home.

See beyond its current condition and imagine what it could become.

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PROPERTY POTENTIAL & FORMER CHARACTER



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TERMS AND CONDITIONS

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- A 10% Deposit is payable upon signing the agreement.
- **VAT:** The Seller/ Entity is registered for VAT. However, it is not yet clear whether the buyer will have to pay VAT in addition to the purchase price, or whether transfer duty will apply instead.
- The Offer is subject to a 14-day Confirmation Period.
- After written Acceptance, the buyer has 30-days to deliver guarantees.
- The property is sold voetstoots, "as is".
- Occupation is on Acceptance.
- 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: 16164NDB | Your name

Proof of payment: natasha@venditor.co.za



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