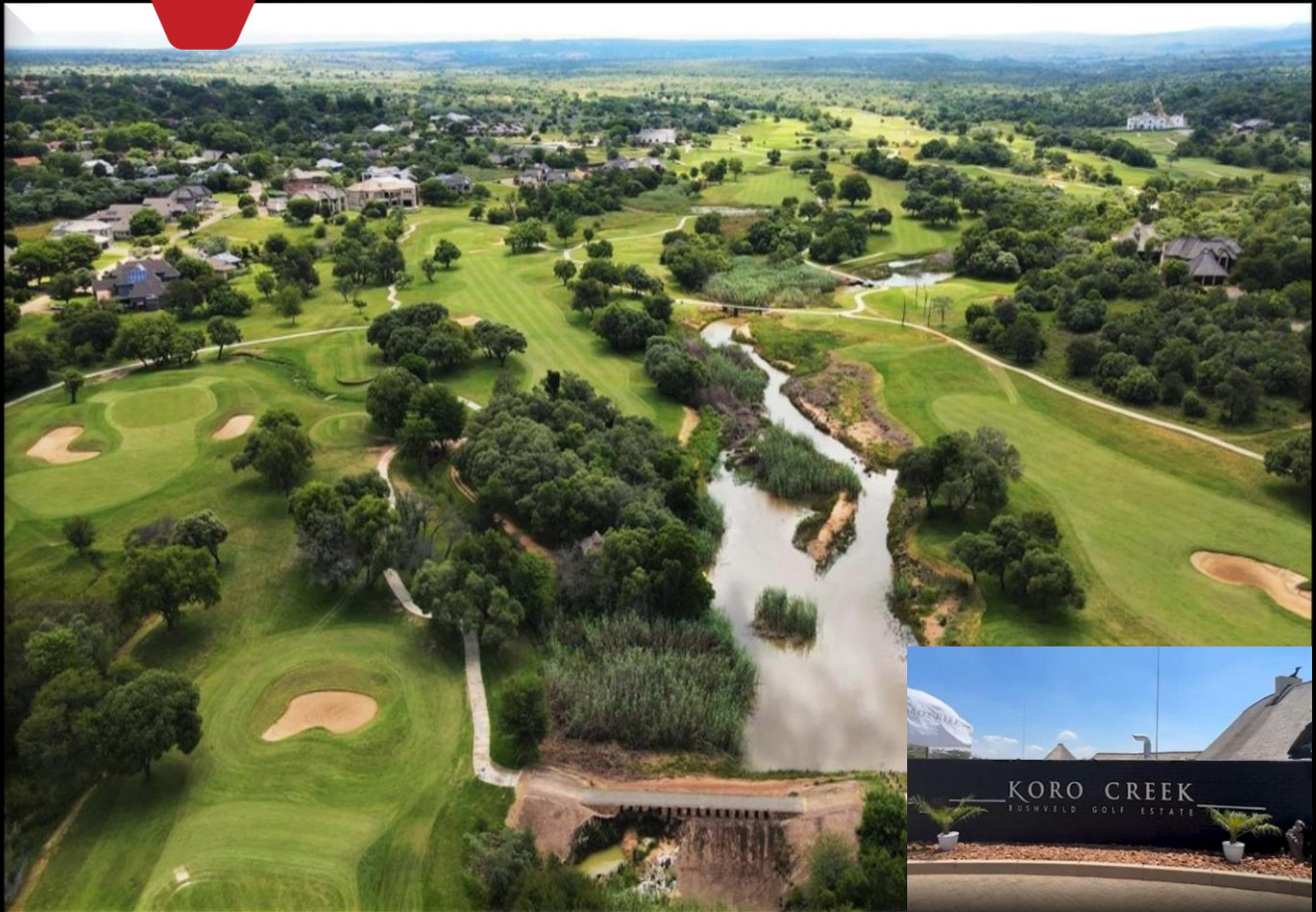




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AUCTIONEERS



INSOLVENT ESTATE

**EXCLUSIVE VACANT STAND IN A
PRESTIGIOUS GOLF ESTATE**

ERF 3015, OSPREY STREET

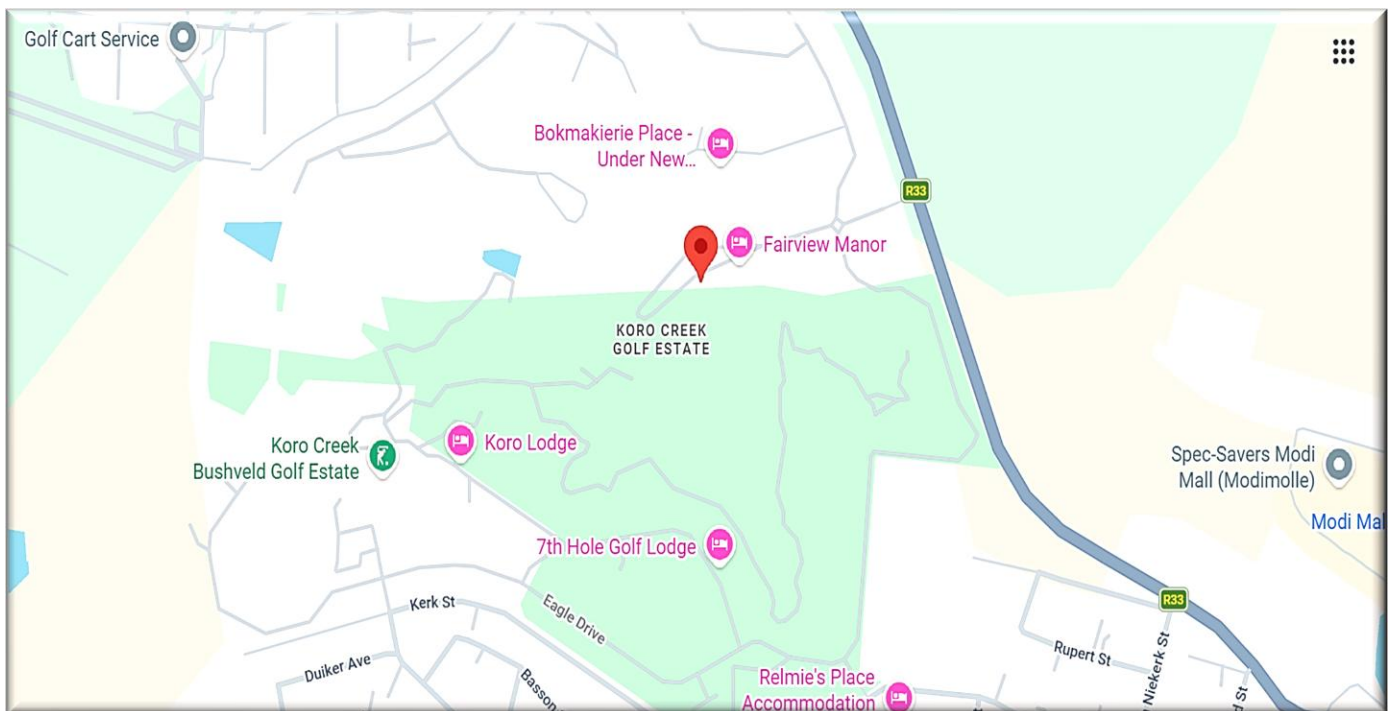
KORO CREEK BUSHVELD GOLF ESTATE

NYLSTROOM, LIMPOPO

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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.

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

LIGHTSTONE REPORT

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Property Details

Freehold

Nylstroom Ext 23, Limpopo

[Get Directions](#)

[-24.69248, 28.392289](#)

Legal Description

Erf	3015
Portion	0
Estate	Koro Creek Golf Estate
Suburb	Koro Creek Golf Estate
Township	Nylstroom Ext 23
Municipality	Modimolle/Mookgophong
Province	Limpopo

Land Size (Registered)
1256 m²

Land Size (Cadastral)
1262 m²

Last Sales Date
25/09/2019



Amenities

Filling Station

- 1.53 km TotalEnergies Modimolle
- 1.57 km Petroleum
- 1.73 km Engen Nylrivier Motors

Bus Station

No bus stations in the proximity

Hospital

- 1.82 km Centurion Eye Clinic
- 2.01 km Kranskop Diereklíníek
- 2.07 km Modimolle Medical Centre

Police Station

- 1.85 km South African Police Service Waterberg District Offices
- 2.23 km Modimolle Police Station
- 2.23 km Police Services

Shopping Centre

- 1.65 km Modi Mall
- 2.84 km Sparrow Shopping Centre

Education

- 1.23 km Laerskool Nylstroom
- 0.76 km Susan Strijdom School
- 1.22 km Eureka Home Schooling



PROPERTY DETAILS

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PROPERTY DESCRIPTION

An exceptional opportunity to invest in a well-positioned, full-title residential stand measuring 1,256 m², overlooking a prestigious championship golf course!

Whether you're looking to build your dream home or secure a valuable investment, this property offers excellent potential in a sought-after setting.

Why invest in Koro Creek Bushveld Golf Estate.

- A well-established residential estate with luxury full and sectional title houses situated on stands with more than adequate open spaces and areas.
- A well-maintained 18-hole golf course with a clubhouse and other amenities
- Central and convenient
- Family-friendly facilities
- Professionally managed, financially sound estate
- Growing retiree community
- Bushveld living

Koro Creek Bushveld Golf Estate is ideally situated on the outskirts of Modimolle, within the UNESCO-recognised Waterberg Biosphere Reserve, just a 70-minute drive north of Pretoria.

This secure estate offers a tranquil bushveld lifestyle, with beautiful views of the Waterberg and a unique blend of nature, relaxation and outdoor living. Residents and visitors can enjoy a variety of activities in and around the estate, including golfing, birdwatching, tennis and scenic walks, making it an ideal destination for those seeking a peaceful escape surrounded by nature.

Rest easy knowing your investment is safe with full title stands and a completely debt free development. Share in the ownership of a championship golf course, clubhouse, and restaurant. Live free knowing the estates perimeter is secured, all access is controlled and regular patrols act as a deterrent for any would there be intruders.

Experience the nature and security of this estate for yourself come and view this perfect stand and build your dream home.

Extent:	1256 m ²
Monthly Rates:	± R 900.00 (Estimated)
Monthly Levies:	± R 2 260.00 (Estimated)



PROPERTY PHOTOS

V VENDOR

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TERMS AND CONDITIONS

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- 10% Deposit of the Purchase Price is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- 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: 16250NDB | Your name

Proof of payment: natasha@venditor.co.za



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