

**BIDDERS INFORMATION PACK**



## WATERFALL HILLS MATURE LIFESTYLE ESTATE 227 GATE 8 WATERFALL DRIVE

2 BEDROOM APARTMENT / FLAT FOR SALE IN WATERFALL HILLS MATURE LIFESTYLE ESTATE

AUCTION DATE Thursday, 06 August @ 14:00

REGISTRATION From 14:00

VENUE Online

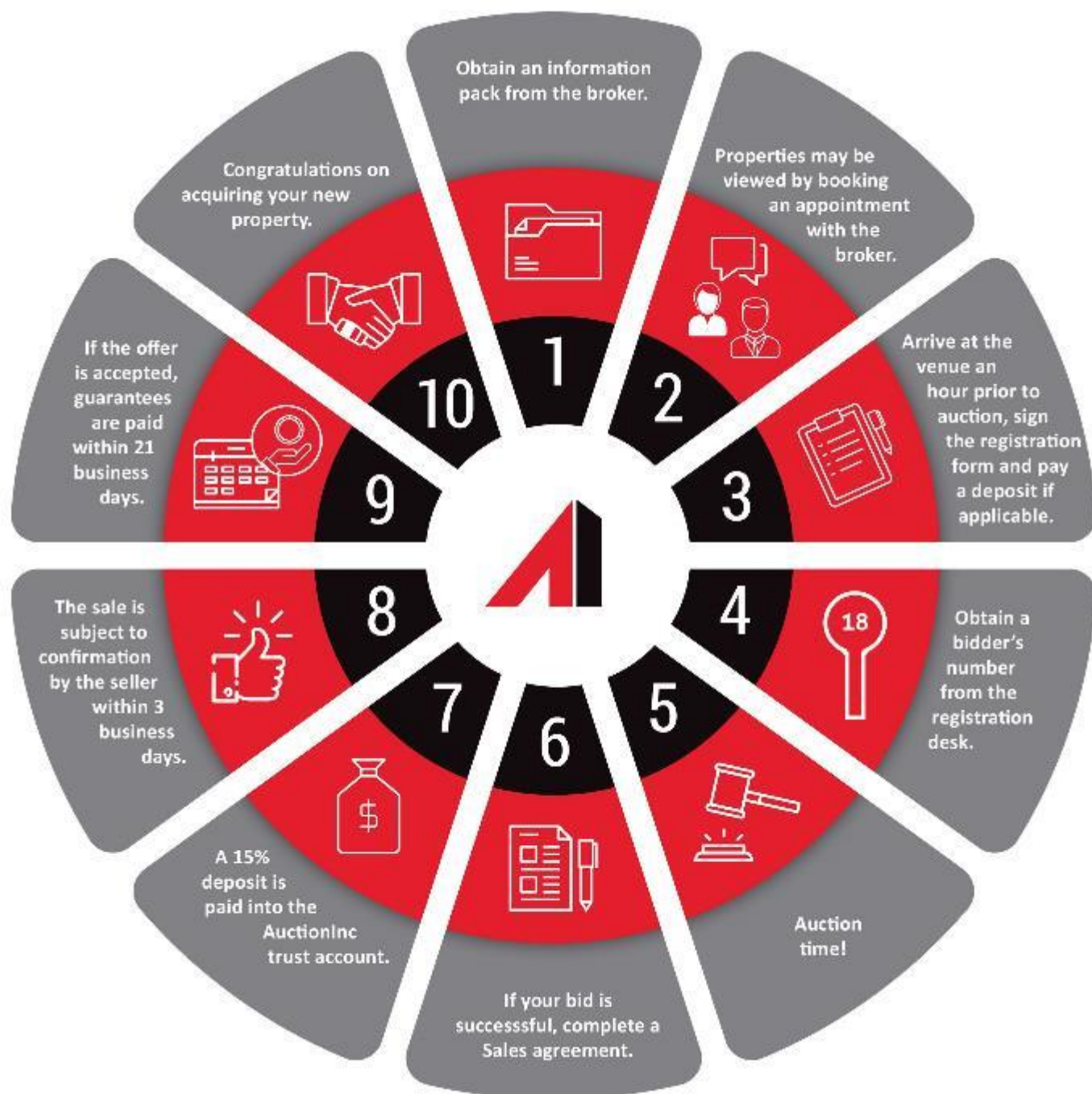
VIEWING By appointment

**Gary Brower**

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## HOW TO BUY A PROPERTY ON AUCTION



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## PROPERTY INFORMATION

<b>Office/Building Name:</b>	Waterfall Hills Mature Lifestyle Estate
<b>Number</b>	Gate 8
<b>Street Address:</b>	Waterfall Drive
<b>Suburb:</b>	Midrand
<b>City:</b>	Johannesburg
<b>Province:</b>	Gauteng
<b>Sector:</b>	Residential
<b>Sub Sector:</b>	Apartment
<b>Co-Ordinates:</b>	Latitude: -26.026053 Longitude: 28.083922
<b>GLA Size m2:</b>	116
<b>Erf Number</b>	Door 227 Unit 227 of 591/2010 Waterfall Hills Midrand



## PROPERTY DETAILS

### Property Specifications

Under-Roof / GLA Size	116	m <sup>2</sup>
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### Property Description

2 Bedroom, 2-bathroom apartment in Waterfall The Hills Mature Lifestyle Estate with a view over the beautiful rose garden. Located in the beautifully landscaped area behind the Waterfall Manor and along the main drive through the Estate, there are several walking trails for residents to enjoy. Benches and bird hides located at several intervals along the river also present an opportunity to stop and take in the beauty and tranquility of the natural surroundings and birdlife.

Set on the highest point of the Estate, Vista Restaurant offers a superior dining experience with cuisine catering for all tastes. In the warmer months, a large, covered patio area caters for ambient al fresco dining and high teas overlooking the croquet lawn. For those quieter moments, the library and games room offers comfortable furnishings, a fireplace and a number of freestanding bookcases housing a wide array of books, puzzles and games.

Additionally, Waterfall Manor's comprehensive gymnasium caters for all levels of fitness and mobility, trained staff aid in the use of all gym facilities, from free weights and resistance machines to treadmills and stationary bikes. The gym also includes a heated lap pool, as well as a studio for yoga, tai-chi and Pilates

### Features

- 2 Bedrooms
- 2 Bathrooms
- Large Balcony
- Underfloor heating
- Heated Pool
- Tennis Courts
- Lounges
- Gym
- Beautiful Gardens
- Games Room
- 2 Parking



## AREA ASSESSMENT

### Area Description

Waterfall is a well-known residential enclave situated in the affluent and regarded suburb of Hillcrest. Not far from Durban the major economic and tourist hub in the provincial location of KwaZulu-Natal. The area is sought after for its picturesque nature and the fact that it's conveniently located. Residents of this suburb are noted for enjoying a quiet lifestyle and the region is famous for its greenery, nature reserves and rich cultural practices.

### Amenities

Mall of Africa	3,5km
Netcare	3km
Highway Access	3km





## PROPERTY MAPS

### Map



### Satellite





## PROPERTY PHOTOS





## PROPERTY PHOTOS







## PROPERTY PHOTOS



## CONTACT DETAILS

### AuctionInc

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### Property Broker

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