

## **BIDDERSPACK**

# **AUCTION SALE OF EXCLUSIVE RESIDENTIAL PROPERTY IN LOWVELD COUNTRY MANOR, NELSPRUIT**

Duly instructed thereto by the provisionally appointed joint liquidators of **Corporate Liquidators (Pty) Ltd**, pursuant to the provisions of Section 83 and 84 of the Insolvency Act No. 24 of 1936, in the matter, **Meyersin Investments (Pty) Ltd, (in liquidation)**, **Master's Reference Number: N199/2024**, we will sell by public auction on:

**TUESDAY, 3 DECEMBER 2024**

**@ 11:00**

**AT LOWVELD COUNTRY MANOR  
PORTION 180 OF ERF 3242  
NELSPRUIT EXTENSION 14  
MPUMALANGA**

**(REGISTRATION REQUIREMENTS: PROOF OF IDENTITY AND RESIDENTIAL ADDRESS ARE REQUIRED)**

**THE FOLLOWING:**



### **PROPERTY:**

Portion 180 of Erf 3242, Nelspruit Extension 14, Registration Division JT, Mbombela Local Municipality, Mpumalanga

**Measuring: 627m<sup>2</sup>**

## **DESCRIPTION:**

This beautifully maintained, architecturally designed residence is situated in the prestigious and secure Lowveld Country Manor complex, offering modern living with luxury finishes.

## **BUILDINGS AND IMPROVEMENTS:**

A brick-and-mortar residential dwelling under a pitched tiled roof, with aluminum window and door frames, comprising of the following:

- Open plan kitchen with scullery, dining, and lounge area
- Separate entertainment area with built-in braai
- 3 x En-suite bedrooms
- Double garage with motorized doors
- 1.8m face brick perimeter walls
- Paved driveway



## **ADDITIONAL FEATURES:**

- 2 x 2700L Jojo water tanks
- 3 x Air-conditioning units (one in each bedroom)
- Central air-conditioning system for the living area
- 10kw Hybrid solar system
- Gas installation in the kitchen
- Established garden

## **LOCATION:**

Lowveld Country Manor is a high-end residential development with access control and a secure perimeter wall, comprising  $\pm 33$  housing units. Located in the sought-after area of Die Steiltes, Nelspruit, this development offers a serene and safe lifestyle.

Auction arrows will be erected.

## **AUCTIONEERS NOTE:**

This is a good opportunity to buy a good high-end residential property.

All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers or visit our webpage at [www.elistroh.co.za](http://www.elistroh.co.za)

## **CONDITIONS OF SALE:**

**10% (TEN PERCENT)** deposit for each property on day of the auction and the balance to be paid in cash or acceptable guarantees to be delivered within **45 (FORTY-FIVE)** days after date of confirmation. **The sale is concluded upon the fall of the hammer, at which point the highest bid is irrevocably accepted or declined by the Seller unless otherwise stated.** The rules of auction and sale conditions will be read out prior to the sale, terms and conditions available on request.

All potential buyers can register prior to the auctions at [auctions@elistroh.co.za](mailto:auctions@elistroh.co.za) or register at the auction. *We reserve the right to cancel the auction without notice.*