

PROPERTY REPORT

LOWVELD LODGE

INDIVIDUAL UNITS

SOLD OUT



1537 Tom Lawrence Street
White River ext 16

NOW SELLING Sections 47, 48 (office and Manager's flat),
Section 49 (adjacent ablution block for staff)
Section 50 (lawnmower and garden equipment store)

Developer rights for the construction of 24 x 41sqm, 1bedroomed(with open parking adjacent) **OR** 12 x 84sqm, 2bedroomed units(each with one open parking on either side – two parking's per unit in total).

TITLE DEED DETAILS

DESCRIPTION OF PROPERTY : Erf 1537 & 1538 WHITE RIVER EXT 16
MBOMBELA LOCAL MUNICIPALITY
MPUMALANGA

SIZE : Erf 1537 1.1364 ha
Erf 1538 1.4384 ha = 2.5748 ha

REGISTERED OWNER : LOWVELD LODGE SHARE BLOCK LTD
Reg No 58/03301/06

COORDINATES (Lat/Long) : -25.3207, 31.0258

TOWN PLANNING

ERF NO : 1537 & 1538

PROVINCE : MPUMALANGA

TOWNSHIP : WHITE RIVER EXT 16

TITLE DEED NO : T57441/1990

MUNICIPALITY : MBOMBELA

ZONING : BUSINESS (As per rates account)

LOCALITY

The Property is situate 1537 Tom Lawrence Street White River ext 16. The subject property is within walking distance to the city centre and provides for an idyllic weekend get a way, as it is in close proximity to most popular attractions, viz, The Kruger National Park, Bourke's Luck Potholes, the Blyde River Canyon and Sabie waterfalls. White River is 20km north of Nelspruit, an area of considerable scenic beauty.

Apart from the popular tourist attractions, the area enjoys a successful business hub between Nelspruit and Hazyview. It also boasts a very successful farming community, producing tropical fruits, vegetables, flowers, timber and tobacco. White River provides a sought after residential area, fetching healthy sale and rental prices, because of its geographical position and scenic beauty.



AMENITIES

Amenity	Type	Distance (km)
Caltex - Sitanani	FillingStation	0.70 km
Engen - White River	FillingStation	0.85 km
Total - Palm Motors	FillingStation	1.13 km
Police SAPS - White River	PoliceStation	1.23 km
Flamboyant School	CombinedSchool	0.21 km
The King's School - White River	CombinedSchool	0.56 km
Hoërskool Rob Ferreira	SecondarySchool	1.77 km
Shopping Centre	ShoppingCentre	0.71 km
Shopping Centre	ShoppingCentre	0.72 km
The Village Mall	ShoppingCentre	0.86 km

IMPROVEMENTS

The facility comprises of a number of distinct improvements, offering 46 self-catering units, comprising of 26 two-bedroom units (6 sleeper), 20 one-bedroom units (4 sleeper), managers flat-let, reception, offices, outside ablutions and games room, leading onto a sparking pool. The improvements are surrounded with manicured gardens, established trees with large areas of rolling green grass, providing a peaceful and tranquil setting. All situated on 2.5748 hectares.

32 of the units are rented out on a permanent basis (14 one bed & 18 two bed), 2 x one bed units are used as staff quarters and the balance utilized for time sharing.

All improvements are constructed of plastered brick and mortar with IBR roofing, steel widow frames and tiled floors.

The stands are rectangular in shape, a gentle northerly slope, with the majority of the development on stand 1538(Back stand facing Tom Lawrence street) The site is well located on the edge of the CBD and surrounded with residential developments, thus improving the scope of different 'Best Uses' viz. Retirement village, sectional title simplexes etc.

ACCOMMODATION



Two-Bedroom Unit (26 x 6 sleeper)

+66 m², constructed of brick, mortar, plaster, tiled floor with steel window frames and IBR roofing.

The facility has an inviting atmosphere with high end finishes, tastefully furnished, comprising of 2 bedrooms, 1 bathroom, open-plan lounge, dining and kitchen with granite tops. The unit also offers a secluded paved braai area under a wooden Pergola accessed through the lounge. Shade net provides ample parking for two vehicles on the side of the unit.

One-Bedroom Unit (20 x 4 sleeper)

+46 m², constructed of brick, mortar, plaster, tiled floor with steel window frames and IBR roofing.

The facility has an inviting atmosphere with high end finishes, tastefully furnished, comprising of 1 bedroom, 1 bathroom, open-plan lounge, dining and kitchen with granite tops. The unit also offers a secluded paved braai area under a wooden Pergola accessed through the lounge. Shade net provides ample parking for two vehicles on the side of the unit.

Managers Flat-let FOR SALE

+45 m², constructed of brick, mortar, plaster, tiled floor with steel window frames and IBR roofing.

The facility is located on the side of the reception area, comprising of 1 bedroom, 1 bathroom, open-plan lounge, dining and kitchen.

Reception, offices, ablutions and games area, FOR SALE

+ 238 m² constructed from brick, mortar, plaster and steel window frames with IBR roof. The facility has high-end finishes and is tastefully furnished. It provides a tranquil and inviting setting comprising of a reception, foyer and offices, leading out to pool, ablutions and games area.

DEVELOPMENT OPERTUNITIY ON SAME GROUNDS OF: FOR SALE

Developer rights for the construction of 24 x 41sqm, 1bedroomed(with open parking adjacent) OR 12 x 84sqm, 2bedroomed units (each with one open parking on either side – two parking's per unit in total).

For more information please contact.



REALTY ARENA

For all your property requirements

082 38 99 777 / 011 475 8881 www.realtyarena.co.za

PROPERTY BROKERS, VALUERS & AUCTIONEERS

UNITS SOLD

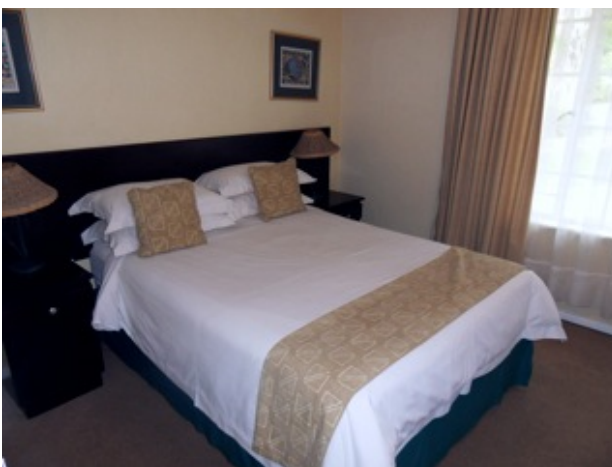
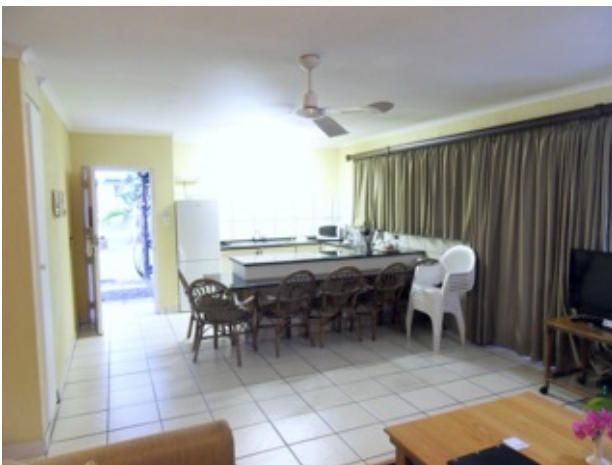
Unit No	Sec No	Type	Sqm2	Listing Price
1	1	2 Bed	66	630 000.00
2	2	2 Bed	66	630 000.00
3	3	1 Bed	43	420 000.00
4	4	1 Bed	43	420 000.00
5	5	1 Bed	43	420 000.00
6	6	1 Bed	43	420 000.00
7	7	2 Bed	66	630 000.00
8	8	2 Bed	66	630 000.00
9	9	2 Bed	66	630 000.00
10	10	2 Bed	66	630 000.00
11	11	2 Bed	66	630 000.00
12	12	2 Bed	66	630 000.00
13	13	2 Bed	66	630 000.00
14	14	2 Bed	66	630 000.00
15	15	2 Bed	66	630 000.00
16	16	2 Bed	66	630 000.00
17	17	2 Bed	66	630 000.00
18	18	2 Bed	66	630 000.00
19	19	1 Bed	43	420 000.00
20	20	1 Bed	43	420 000.00
21	21	1 Bed	43	420 000.00
22	22	1 Bed	43	420 000.00
23	23	2 Bed	66	630 000.00
24	24	2 Bed	66	630 000.00
25	25	2 Bed	66	630 000.00
26	26	2 Bed	66	630 000.00
27	27	2 Bed	66	630 000.00
28	28	2 Bed	66	630 000.00
29	29	2 Bed	66	630 000.00
30	30	2 Bed	66	630 000.00
31	31	1 Bed	43	420 000.00
32	32	1 Bed	43	420 000.00
33	33	2 Bed	66	630 000.00
34	34	2 Bed	66	630 000.00
35	35	2 Bed	66	630 000.00
36	36	2 Bed	66	630 000.00
37	37	1 Bed	43	420 000.00
38	38	1 Bed	43	420 000.00
39	39	1 Bed	43	420 000.00
40	40	1 Bed	43	420 000.00
41	41	1 Bed	43	420 000.00
42	42	1 Bed	43	420 000.00
43	43	1 Bed	43	420 000.00
44	44	1 Bed	43	420 000.00
45	45	1 Bed	43	420 000.00
46	46	1 Bed	43	420 000.00

PHOTO GALLERY

Reception



Self catering units



Tranquil surrounds

