

# INFORMATION PACK

FOR

**\*\*DECEASED ESTATE\*\***

## 3 BED FAMILY HOME AMBERFIELD VALLEY ESTATE

78 RIVERSIDE AT AMBERFIELD VALLEY, AMBERFIELD, CENTURION



**\*\* DECEASED ESTATE \*\***



ON SITE AUCTION – Tuesday, 14 July 2026 @ 11h00

Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

### Title Deed Information –

**SS RIVERSIDE AT AMBERLEY VALLEY (436/2017), UNIT 78, ROOIHUISKRAAL NOORD, EXT 24, JR**

<b>Known As:</b>	<b>78 RIVERSIDE AT AMBERLEY VALLEY ESTATE, AMBERFIELD, CENTURION</b>
<b>Title Deed:</b>	<b>ST52548/2017</b>
<b>Extent:</b>	<b>145m<sup>2</sup></b>
<b>Master's Reference:</b>	<b>T000998/2024</b>
<b>Local Authority:</b>	<b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>RESIDENTIAL</b>

## Estate Information



[office@amberfield-valley.co.za](mailto:office@amberfield-valley.co.za)

Amberfield Valley Estate is an exclusive, master-planned residential enclave governed by an active Homeowners Association (HOA) to preserve property values and community standards.

The estate boasts **Elite Double Security** with state-of-the-art 24/7 biometric access control, patrolling guards, a fully walled perimeter with electric fencing, and continuous CCTV surveillance. Natural Sanctuary: Designed around natural parklands, the estate features beautifully manicured walkways, dedicated children's play parks, and a peaceful central river area perfect for running, cycling, or evening strolls. Education on

The estate is uniquely positioned within walking distance of the flagship **Amberfield College**, a top-tier private institution accommodating learners from Grade RRR through to Grade 12.

## Property Information

Nestled inside the prestigious Amberfield Valley Estate, the Riverside complex offers premier investment and living opportunity.

This property represents the pinnacle of secure, upscale, and family-centric suburban living in one of South Africa's fastest-growing residential hubs.<sup>1</sup> Amberfield is highly regarded for its balance of tranquil, community-driven living and direct urban connectivity. It has evolved into a premier node for young professionals and expanding families.

The suburb provides immediate entry to major transport arteries, including the **N1 and N14** freeways, facilitating effortless commutes to the Pretoria CBD, Midrand, and Johannesburg. The area is directly serviced by established **Gautrain bus routes**, linking residents efficiently to the nearby Centurion CBD and Gautrain Station.

Located just minutes from the bustling **Mall @ Reds**, elite healthcare facilities, including a 24-hour Netcare Medi-Clinic, and both Private and Public schools, of which **Amberfield College** is within walking distance.



Unit 78 Riverside is well situated in the middle of the complex with the unique advantage of being slightly elevated and having a private garden not overlooked by neighboring units.

## Improvements

This **SIMPLEX** features a spacious, sunlit open-plan lounge and dining area that flows seamlessly into the kitchen. The modern kitchen is styled with premium granite countertops, an under-counter oven, a pantry, space for a double-door fridge, and plumbed capacity for major appliances.

Sliding doors lead out from the open plan living/dining room onto a covered patio, opening up to a private garden. There are 3 bedrooms and 2 bathrooms with the main bedroom en-suite.

- 3 Bedrooms
  - 2 Bathrooms
  - Kitchen & Scullery
  - Open Plan Living Room & Dining Room
- Private Garden
  - Undercover Patio with Braai
  - Double Garage
  - Secure Access

Rates & Taxes: ± R1,514.00pm

Levy: ± R3 505.00.00pm

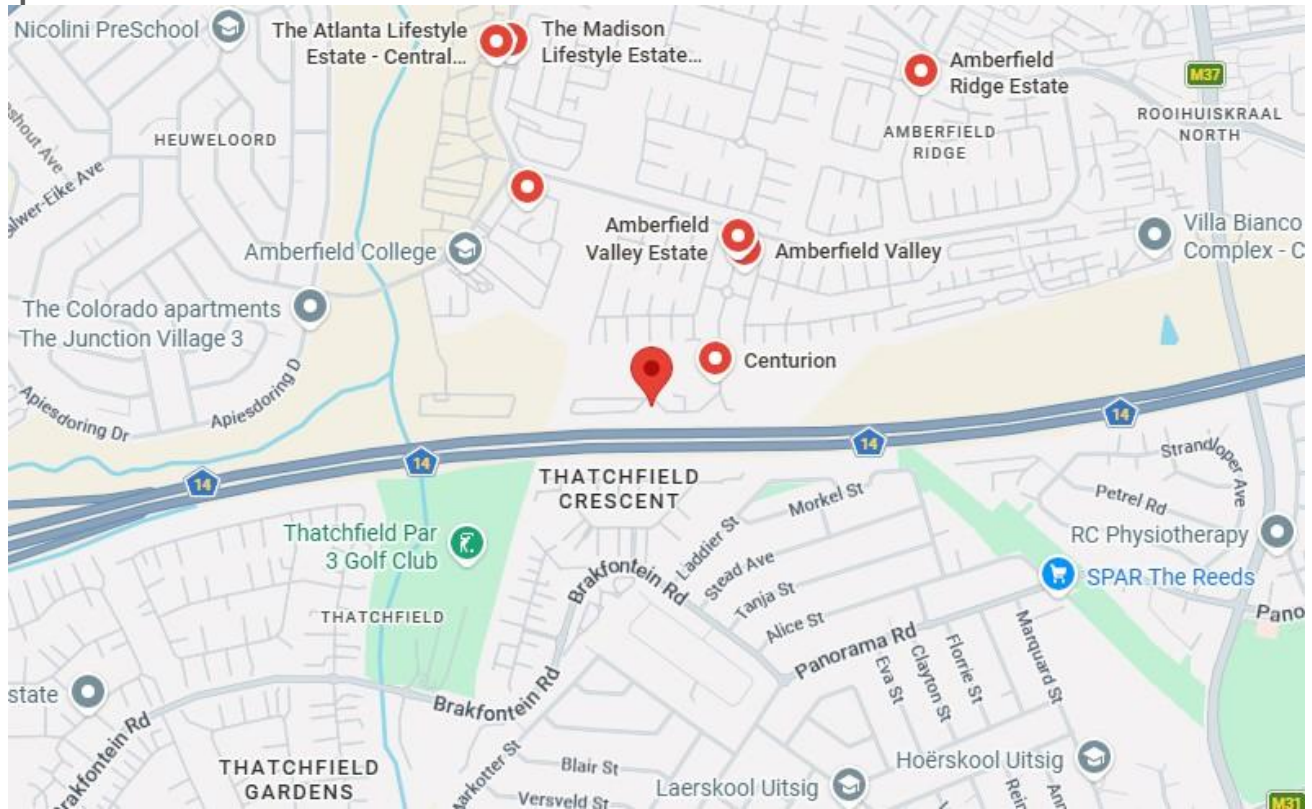
## Photos







### Map



GPS Co-Ordinates 25°53'21.0"S 28°07'35.9"E  
-25.889161 / 28.124189



## Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

**Pieter Nel**

**084 8800 165 / [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

## Disclaimer

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