



## Luxury 11 Bed Estate With 4 Garden Cottages For Sale in Fontainebleau Randburg South Africa



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	Languages: English
Languages:	Site: <a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 413,674.32

### Τοποθεσία

Χώρα:	South Africa
Ταχυδρομικός κωδικός:	2194
Δημοσιεύθηκε:	12/05/2026

### Περιγραφή:

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Esales Property ID: es5555044

57 Maria Street  
Fontainebleau  
Randburg  
2194  
South Africa

Google Street View Link – <https://goo.gl/maps/GB8jTaCynгуUpSYX7>

The Ultimate Revenue-Generating Ecosystem: Prime Corner Estate in Fontainebleau

Price Upon Request | Fontainebleau, Randburg | 1,784m2 Erf | 100% Occupancy

Welcome to an unparalleled investment opportunity in the heart of Fontainebleau, Randburg. Nestled in a



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lush, tree-lined corner of Johannesburg's peaceful Northern Suburbs, this expansive 1,784m<sup>2</sup> 'move-in-ready' estate is a rare gem that masterfully blends vintage charm with sophisticated modern comforts.

This is not merely a residence; it is a meticulously managed, fully-furnished, fully-equipped, and fully-tenanted financial engine. Offering immediate cash flow and 100% occupancy, this property is the definition of 'passive income' and financial freedom.

## A Niche Property with Infinite Versatility

The estate is uniquely positioned on a dual-access corner plot. Entering via Maria Street, you are greeted by sleek dark-brown perimeter walls and an automated gate. A second entrance on 6th Avenue provides independent access for residents and guests, ensuring a seamless flow of traffic and maximum privacy.

While currently operating at peak performance with reliable young professional tenants, the Zoning Res 1 status and expansive layout offer incredible potential for diverse business ventures:

- \* Hospitality: A boutique AirBnB, Backpacker Lodge, or Student Co-Living hub.
- \* Care & Wellness: A boutique retirement village, private rehabilitation center, or veterinary practice.
- \* Education: A pre-school or children's crèche.
- \* Corporate: An IT Hub or creative studio requiring significant secure parking (11 undercover bays).

## The Main House: Heritage Meets High-Yield

The primary residence is designed for communal living without sacrificing individual privacy. It serves as the anchor of the estate's impressive revenue stream.

- \* Living Quarters: 7 private, lockable, fully-furnished bedrooms, each featuring walk-in built-in wardrobes.
- \* Facilities: 2 bathrooms with bath/shower combos, with ample garden space available to expand and add more en-suite facilities.
- \* Communal Areas: A grand, fully-equipped open-plan kitchen, a cozy lounge with a feature fireplace, and a dining room centered around an 8-seater table.
- \* Parking: Gate 1 leads to 7 secure, undercover parking bays.

## The Garden Cottages: Private & Self-Contained

Scattered through the verdant grounds are four one-bedroom free-standing cottages. These units are highly coveted by tenants seeking more independence:

- \* 4 Cottages: four partly-furnished one-bedroom free-standing garden cottages
- \* Layout: Each unit includes a lockable bedroom, private kitchen, lounge, and dining area.
- \* Utilities: Every cottage is fitted with its own prepaid electricity meter, simplifying management.
- \* Parking: Gate 2 provides access to an additional 4 undercover parking bays.

## An Entertainment Oasis



The grounds are designed to be a lifestyle destination. The outdoor amenities ensure high tenant retention and offer a resort-like atmosphere:

- \* **The Pool & Pub:** A sparkling 12-meter swimming pool sits adjacent to a fully-realized poolside pub. The pub is a social hub, equipped with a dartboard, table soccer, ping-pong table, lounge with TV, and dedicated toilet.
- \* **Outdoor Lounging:** Two thatched lapas provide shade and style. A breakfast lapa serves the kitchen area, while a large 4x5m lapa (equipped with a sink, counter, and storage) serves the poolside area.
- \* **Eco-System:** A charming bbq area with undercover seating and a lush garden supported by a full irrigation system.

## Sophisticated Infrastructure & Security

This property has been maintained with an uncompromising eye for detail. Structurally sound and in excellent condition, the walls and ceilings show no signs of dampness, cracks, or leaks.

- \* **Connectivity:** High-speed 200 Mbps fibre internet throughout.
- \* **Efficiency:** Electricity timers to optimize utility usage and a dedicated laundry room with industrial-grade capacity.
- \* **Unmatched Security:** Peace of mind is guaranteed by high vibracrete walls, 9 lines of high-voltage electric fencing, slam-lock security gates, and a 24/7 integrated ADT Armed Response system.

## The Numbers: Financial Freedom Delivered

The property operates as a high-margin business with transparent financials:

- \* **Gross Monthly Income:** R72,600
- \* **Gross Annual Income:** R871,200
- \* **Monthly Expenses:** R14,500
- \* **Occupancy:** 100%

## Location & Lifestyle

Fontainebleau is a hub of convenience. Residents are minutes away from:

- \* **Nature:** Panoramic sunsets at Northcliff Ridge Eco Park and canoeing at the Johannesburg Botanical Gardens.
- \* **Retail:** The newly renovated Ferndale on Republic, Cresta Shopping Mall, and Fontainebleau Village.
- \* **Travel:** Easy access to Lanseria International Airport (HLA) for regional hops and O.R. Tambo for global travel.

## Exclusive Bonus

The sale includes an 8-page detailed Inventory of Contents, covering everything from the high-end



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furniture to the kitchen appliances. Additionally, the seller offers the flexibility for the buyer to appoint their own transfer attorney.

This is a rare opportunity to acquire a turnkey 'living business' in one of Randburg's most stable suburbs. Whether you are a seasoned investor or looking for a lifestyle change that pays for itself, this Fontainebleau estate is your answer.

## ABOUT THE AREA

Fontainebleau is a well-established, medium-sized suburb located in the heart of Randburg, within the northern reaches of Johannesburg. Known for its quiet, tree-lined streets and welcoming atmosphere, it offers a distinct sense of suburban tranquility while remaining deeply connected to the pulse of the city. The neighborhood is predominantly residential, featuring a blend of charming older freestanding homes on large plots and modern cluster developments, making it a popular choice for families and professionals alike.

The suburb's character is defined by its convenience and proximity to some of Randburg's best amenities. Residents enjoy being just a stone's throw away from the Cresta Shopping Centre, one of the region's largest retail hubs, as well as the Randridge Mall. For those who enjoy the outdoors, Fontainebleau is perfectly positioned near the Randpark Golf Club and the sprawling Delta Park, providing ample space for weekend walks, bird watching, and cycling through the lush Highveld landscape.

Culturally and historically, the area maintains a classic South African charm with a strong sense of community. Its central location off Republic Road ensures that navigating the greater Johannesburg area is relatively simple, with easy access to the N1 highway and major business districts like Sandton and the Johannesburg CBD. This balance of accessibility and peaceful seclusion has allowed Fontainebleau to remain a resilient and sought-after pocket of the northern suburbs.

For those traveling by air, the suburb is exceptionally well-placed between two major gateways. The nearest airport is Lanseria International Airport (HLA), located approximately 19 km (12 miles) to the northwest, which is ideal for domestic and regional flights. Alternatively, O.R. Tambo International Airport (JNB), the country's primary international hub, is roughly 25 km (15 miles) to the east, providing seamless global connectivity for residents and visitors.

## MAiN FEATURES:

- \* 400m<sup>2</sup> of living space between all dwellings
- \* 1784m<sup>2</sup> plot
- \* 11 Bedrooms
- \* 7 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Pool
- \* 2 'drive-in' automated gates
- \* Close to essential amenities such as supermarkets and pharmacies



- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of South Africa
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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Κατάσταση: Excellent  
Tenanted: Ναί

### Κοινά

Κρεβατοκάμαρες: 11  
Μπάνια: 7  
Τελειωμένα τετραγωνικά πόδια: 400 τ.μ  
Μέγεθος αυλής: 1784 τ.μ

### Rental details

Furnished: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.447.585

