



## Excellent 3 Bedroom House in Marloth Park South Africa



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 181,890.65

#### Location

Pays:	Afrique du Sud
État/Région/Province:	Mpumalanga
Ville:	Marloth Park
Adresse:	Steenbok Street
Indicatif régional:	1321
Soumis:	23/02/2024

#### Description:

Excellent 3 Bedroom House in Marloth Park South Africa

Esales Property ID: es5554052

3570 Steenbok Street

Marloth Park

Mpumalanga

1321

South Africa



---

## Immerse Yourself in the Wild: Your Private Bushveld Paradise Awaits in Marloth Park

Unleash your inner explorer and embrace the untamed beauty of the South African bushveld. Imagine waking up to the symphony of exotic birdsong, gazing out your window at herds of zebra grazing leisurely across the savannah, and feeling the thrill of knowing that majestic lions might be roaming just beyond your private haven. This is not a dream; it's the extraordinary reality that awaits you at this stunning property nestled within Marloth Park, a wildlife sanctuary bordering the world-renowned Kruger National Park.

### Where Wilderness Meets Luxury:

As you step onto the 283sqm property, encompassing a 212sqm house and a spacious 71sqm outbuilding, the breathtaking panorama of the African bushveld unfolds before you. This freestanding haven, boasting an impressive 80-meter buffer zone against future development, ensures your complete privacy and immersion in the wilderness.

### Step Inside Your Bushveld Sanctuary:

\* **Unwind in Comfort:** The fully furnished house features two bedrooms, each with an en-suite bathroom, offering the perfect balance of privacy and convenience. Luxuriate in air-conditioned comfort thanks to the 4 strategically placed units, and feel the gentle breeze on your skin with the 6 ceiling fans throughout the house.

\* **Embrace the Wild Charm:** Immerse yourself in the unique ambiance with genuine giraffe and zebra skin rugs adorning the dining room and main bedroom, respectively. These ethically sourced additions bring a touch of the wild indoors, reminding you of the natural wonders that surround you.

\* **Uninterrupted Connection:** Stay connected even amidst the bushveld serenity. The property boasts an inverter with 4 batteries, ensuring uninterrupted power during load shedding, and 8 CCTV cameras with remote access via your smartphone, allowing you to keep an eye on your haven from anywhere in the world.

### Outdoor Oasis:

\* **Splash and Bask:** Take a refreshing dip in your private splash pool, perfect for cooling off after a day of exploring or simply soaking up the sun.

\* **Barbecue Under the Stars:** Gather your loved ones for unforgettable evenings under the African sky on the dedicated barbecue area, separated from the bush by a secure wooden fence. You never know, you might be treated to a glimpse of free-roaming game as you sizzle your dinner under the starlit expanse.

\* **Tranquil Evenings:** Unwind on the spacious stoep, its wooden fence providing a sense of seclusion while offering unobstructed views of the bushveld. As the sun sets, let the 3 solar lights illuminate your gathering, creating a magical ambiance for sharing stories and laughter.

### Beyond Your Private Haven:

\* **Kruger National Park at Your Doorstep:** Just 19 kilometers away lies the Crocodile Bridge Gate, your gateway to the awe-inspiring Kruger National Park. Embark on exhilarating safari drives, embark on



thrilling nighttime adventures, or lose yourself in the heart of the wilderness with a booked bush camp experience.

\* **Beyond the Bushveld:** Venture further and discover the wonders of the Panorama Route, a scenic drive leading you to breathtaking landscapes like the Blyde River Canyon, one of the largest canyons in the world. Just an hour and a half away, waterfalls cascade near Hazyview and Graskop, offering further opportunities for exploration. Excursions like river rafting, zip-lining, and 4x4 adventures await in the Hazyview area, ensuring an unforgettable South African experience.

## Investment in a Dream:

This unique property presents a rare opportunity to own a piece of paradise. Whether you seek a private escape, a lucrative investment opportunity (as it can be purchased as a business or privately), or a springboard for unforgettable adventures, this haven offers something for everyone.

## Contact

Fred van Rooyen & Jurina van Rooyen, the property owners, would be delighted to answer any questions and guide you on your journey to owning this piece of the African dream.

## Additional Notes:

\* While the surrounding bushveld offers an unparalleled connection to nature, please remember that swimming in the Crocodile River is not permitted due to safety concerns.

\* The 5,000-liter water tank with an electric pump ensures your water needs are met, and the 12 planted and registered bread trees offer a sustainable touch to the property.

Don't miss your chance to experience the magic of the African bushveld. Contact the owners today and start crafting your own unforgettable African story.

## About the Area

Marloth Park is, for many, the very definition of the South African bushveld. It explores it, showcases it and lays it bare for the small local community and the tourists that come here for utter peace and tranquillity. It is both a town and a nature conservancy, which means that it is close to perfect for nature lovers or those that really want to experience the wild beauty of this continent unhindered by development, urbanisation, or even fences.

Marloth Park is situated on the border of the world-renowned Kruger National Park. However, the town and its people are particularly committed to the fauna and flora that makes this part of Mpumalanga so special. Therefore, they adhere to strict regulations regarding the hindering of the animals' natural movement, and allow many of these species to cross this border freely and with no threat. In so doing, Marloth Park retains its biodiversity and is loyal to the variety and natural prosperity of South Africa. So, animals can be seen grazing, wondering the veld gracefully, or drinking from the mighty Crocodile River; just metres away from the homes of Marloth Park. In fact, almost half of the town's land area is parkland, which caters to the plants and animals of the southern part of Kruger, which have chosen this as their



natural habitat.

Visitors to Marloth Park can look forward to seeing four of the Big Five; namely lion, leopard, buffalo and rhino. Elephants are only seen within Kruger itself, though, and can often be spotted quenching their thirst on the banks of the Crocodile River. Enjoy a glass of South African wine next to the river to reap the full benefit of your close proximity to some of Africa's most spectacular species.

This is also a hotspot for bird-watchers. There are more than 350 recorded avian species here. These include the fish eagle, bat hawk, sanderling, grey-headed gull, Damara tern, hawk eagle, plum-coloured starling, brown-headed parrot, black-headed oriole, lilac-breasted roller, black stork, Bateleur eagle, crested barbet, Marabou stork, Scops owl (or white-faced owl), colourful kingfisher species, spoonbill, eagle owl and martial eagle. The woodlands kingfisher, Wahlberg's eagle, European roller and Diderick cuckoo are migratory birds. So, to ensure that you see these, it is best to visit Marloth Park between September and March.

Other wildlife to keep an eye out for includes various antelope species, giraffe, zebra and ostrich.

To get the real Marloth experience, visitors are encouraged to be adventurous. Explore the 4x4 trails, go on a guided game drive, venture out on a bush walk, ride an elephant, go quad biking, or experience the splendour of the Crocodile River and its surrounds from the heights of a microlight. There are also a number of trails for mountain biking, horse riding and hiking.

The town itself is equipped with very basic facilities. These include a restaurant, petrol station, liquor store, bakery, curio shop, and laundry.

## Animals in Marloth Park

They are used to human interaction.

Some of them are tamed and will eat from your hand as show in the pictures shared with you.

You can find the following game in Marloth Park:

- \* Giraffe
- \* Warthog
- \* Zebra
- \* Blue Wildebeest
- \* Baboons
- \* Monkeys
- \* Kudu
- \* Bush buck
- \* Duiker
- \* Impala
- \* Mongoose
- \* Njala



- \* Variety of snakes
- \* Variety of birds, and many more (i.e. frogs, small insects)

## MAiN FEATURES:

- \* 284m<sup>2</sup> of living space
- \* 10000m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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

Contact us today to buy or sell property in South Africa fast online

### **Commun**

Chambres:	3
Salle de bains:	2
Pied carré fini:	284 m <sup>2</sup>
Dimesions du lot:	10000 m <sup>2</sup>

### **Rental details**

Furnished:	Oui
------------	-----

### **Lease terms**

Date Available:

### **Information additionnelle**

Virtual tour URL:	<a href="https://www.youtube.com/embed/zQMrorHM8Uw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/zQMrorHM8Uw?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a>
-------------------	---

### **Contact information**

IMLIX ID:	IX5.511.498
-----------	-------------



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

---

