



BEKKER GROUP

AUCTIONS | PROPERTIES | VALUERS

**10 SEPT
@ 13:00**



**382 BUSHBUCK DRIVE
PINNACLE POINT ESTATE, MOSSEL BAY**

ON AUCTION

Live onsite auction with webcast facilities
Wednesday, 10 September 2025 @ 13:00

066 247 1374
fred@bekkergroup.co.za



LUXURIOUS FAMILY HOME READY FOR ENTERTAINMENT

Enjoy year-round, 180-degree views of the Indian Ocean from this home, located next to the 6th hole. It is the perfect spot to sip your morning coffee and watch whales from the comfort of your lounge between July and December.

Whether you plan to use it as a permanent family home, a holiday retreat, an investment property, or your go-to golf hub, this home fits every lifestyle.

This residential property of $\pm 600\text{m}^2$ is an exclusive mandate.

LOCATION

- $\pm 1\text{km}$ to Oysterbay Beach
- $\pm 1.5\text{km}$ to golf club house
- $\pm 6\text{km}$ to Heiderand Mall, Mossel Bay
- $\pm 48\text{km}$ to George Airport

MUNICIPAL INFORMATION

- **Rates & Taxes:** $\pm \text{R}3,450$ per month
- **Levy:** $\pm \text{R}3,692$ per annum
- **Zoning:** Residential
- **Water Source:** Municipal
- **Electricity:** Municipal

TITLE DEED

Erf 17889

- **Address:** 382 Bushbuck Drive, Pinnacle Point Estate, Mossel Bay, Western Cape, 6500
- **Held By Deed Of Transfer:** T46258/2024
- **Erf Size:** 821m^2



Improvements:

- 3 Bedrooms (main is ensuite)
- 3.5 Bathrooms
- Kitchen
- Pantry, scullery & laundry
- Lounge
- Family/TV room
- Indoor braai/bbq area
- Dining room
- Entrance hall
- Dining room
- Deck
- Splash pool
- Aircon
- Wine cellar
- 3 Garages
- 4 outdoor parking spaces
- Walk-in closet
- Built-in cupboards
- Balcony
- 2 Indoor fireplaces
- Garden
- Solar panels
- Backup battery / inverter
- 5 Water tanks
- Gas geyser
- Irrigation system
- Fibre internet



821m²



±600m² under-roof



The estate features a world-class spa, fitness center, multiple restaurants and bars, and a variety of recreational facilities, including swimming pools, tennis courts, and walking and running trails.

The golf course is a par-72, 18-hole championship layout that stretches along four kilometers of dramatic coastline.

World Golf Awards:

- Africa's Best Golf Course: The course has won this title multiple times, including in 2022, 2020, 2017, and 2016.
- South Africa's Best Golf Course: Pinnacle Point has been recognized as the best golf course in South Africa on several occasions, including in 2024, 2022, 2020, 2017, and 2016.

Other Accolades:

- In 2007, the American publication Golf Travel & Leisure named it one of the top 10 new courses in the world.
- It has also received the Compleat Golfer 5-star Experience Award multiple times, an award that recognizes performance excellence and is considered a top honor in the industry.
- In 2014 and 2015, the estate won the International Property Award for Best Golf Development in Africa.
- Golf Digest has also noted that Pinnacle Point is "the most spectacular site in South African golf."



SUMMARY OF CONDITIONS OF SALE



THE HIGHEST BIDDER / PURCHASER SHALL BE BOUND TO THE FOLLOWING CONDITIONS OF SALE:

- 10% Deposit payable into the auctioneer's trust account within 24 hours after the fall of the hammer.
- 6% + VAT buyer commission payable to the auctioneer within 24 hours after the fall of the hammer.
- Transfer duty payable on purchase price.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price or in cash to the conveyancer's trust account.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the Purchaser.
- The SELLER shall at his own cost obtain the COC's in respect of electrical and gas installations.
- The period for higher offers ends on Monday, 15 September 2025 @ 17:00. The seller will accept/decline the highest offer by Wednesday, 17 September 2025 @ 17:00.
- The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 17:00 on Wednesday, 17 September 2025.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration or earlier negotiated.
- The property is purchased and sold "voetstoots" as is and the seller shall not be liable for any defects, patent, latent, or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has affected the necessary enquiries with the local authority regarding compliance or noncompliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

VIEWING:

- Scheduled viewing days: 3 & 9 September from 12:00 - 13:00 / Appointment must be made to gain access to the estate.
- Call the auctioneer, Frederick Bekker, on 066 247 1374 / 044 050 0018.

REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- Online & Telephone Bidders (via request only): R7,000 refundable registration deposit & FICA documents.

Please Note: The above information and conditions is subject to amendments up until the date of the auction.

Frederick Bekker

(Professional Auctioneer, Professional Property Valuer & Sworn Appraiser)

TRANSFER DUTY & COST TABLE



TRANSFER COSTS							BOND COSTS				
Purchase Price / Bond Amount	Attorney Fee	Postage & Petties	VAT	Deeds Office Fee	Transfer Duty	Total	Attorney Fee	Postage & Petties	VAT	Deeds Office Fee	Total
9 000 000	87 010	2 000	13 352	3 853	767 356	873 571	87 010	2 000	13 352	3 853	106 215
9 100 000	92 170	2 000	14 126	3 853	778 356	890 505	92 170	2 000	14 126	3 853	112 149
9 200 000	92 170	2 000	14 126	3 853	789 356	901 505	92 170	2 000	14 126	3 853	112 149
9 300 000	92 170	2 000	14 126	3 853	800 356	912 505	92 170	2 000	14 126	3 853	112 149
9 400 000	92 170	2 000	14 126	3 853	811 356	923 505	92 170	2 000	14 126	3 853	112 149
9 500 000	92 170	2 000	14 126	3 853	822 356	934 505	92 170	2 000	14 126	3 853	112 149
9 600 000	92 170	2 000	14 126	3 853	833 356	945 505	92 170	2 000	14 126	3 853	112 149
9 700 000	92 170	2 000	14 126	3 853	844 356	956 505	92 170	2 000	14 126	3 853	112 149
9 800 000	92 170	2 000	14 126	3 853	855 356	967 505	92 170	2 000	14 126	3 853	112 149
9 900 000	92 170	2 000	14 126	3 853	866 356	978 505	92 170	2 000	14 126	3 853	112 149
10 000 000	92 170	2 000	14 126	3 853	877 356	989 505	92 170	2 000	14 126	3 853	112 149
10 100 000	97 330	2 000	14 900	4 587	888 356	1 007 173	97 330	2 000	14 900	4 587	118 817
10 200 000	97 330	2 000	14 900	4 587	899 356	1 018 173	97 330	2 000	14 900	4 587	118 817
10 300 000	97 330	2 000	14 900	4 587	910 356	1 029 173	97 330	2 000	14 900	4 587	118 817
10 400 000	97 330	2 000	14 900	4 587	921 356	1 040 173	97 330	2 000	14 900	4 587	118 817
10 500 000	97 330	2 000	14 900	4 587	932 356	1 051 173	97 330	2 000	14 900	4 587	118 817
10 600 000	97 330	2 000	14 900	4 587	943 356	1 062 173	97 330	2 000	14 900	4 587	118 817
10 700 000	97 330	2 000	14 900	4 587	954 356	1 073 173	97 330	2 000	14 900	4 587	118 817
10 800 000	97 330	2 000	14 900	4 587	965 356	1 084 173	97 330	2 000	14 900	4 587	118 817
10 900 000	97 330	2 000	14 900	4 587	976 356	1 095 173	97 330	2 000	14 900	4 587	118 817
11 000 000	97 330	2 000	14 900	4 587	987 356	1 106 173	97 330	2 000	14 900	4 587	118 817
11 100 000	102 490	2 000	15 674	4 587	998 356	1 123 107	102 490	2 000	15 674	4 587	124 751
11 200 000	102 490	2 000	15 674	4 587	1 009 356	1 134 107	102 490	2 000	15 674	4 587	124 751
11 300 000	102 490	2 000	15 674	4 587	1 020 356	1 145 107	102 490	2 000	15 674	4 587	124 751
11 400 000	102 490	2 000	15 674	4 587	1 031 356	1 156 107	102 490	2 000	15 674	4 587	124 751
11 500 000	102 490	2 000	15 674	4 587	1 042 356	1 167 107	102 490	2 000	15 674	4 587	124 751
11 600 000	102 490	2 000	15 674	4 587	1 053 356	1 178 107	102 490	2 000	15 674	4 587	124 751
11 700 000	102 490	2 000	15 674	4 587	1 064 356	1 189 107	102 490	2 000	15 674	4 587	124 751
11 800 000	102 490	2 000	15 674	4 587	1 075 356	1 200 107	102 490	2 000	15 674	4 587	124 751
11 900 000	102 490	2 000	15 674	4 587	1 086 356	1 211 107	102 490	2 000	15 674	4 587	124 751
12 000 000	102 490	2 000	15 674	4 587	1 097 356	1 222 107	102 490	2 000	15 674	4 587	124 751
12 100 000	107 650	2 000	16 448	4 587	1 108 356	1 239 041	107 650	2 000	16 448	4 587	130 685
12 200 000	107 650	2 000	16 448	4 587	1 119 356	1 250 041	107 650	2 000	16 448	4 587	130 685
12 300 000	107 650	2 000	16 448	4 587	1 130 356	1 261 041	107 650	2 000	16 448	4 587	130 685
12 400 000	107 650	2 000	16 448	4 587	1 141 356	1 272 041	107 650	2 000	16 448	4 587	130 685
12 500 000	107 650	2 000	16 448	4 587	1 152 356	1 283 041	107 650	2 000	16 448	4 587	130 685
12 600 000	107 650	2 000	16 448	4 587	1 163 356	1 294 041	107 650	2 000	16 448	4 587	130 685
12 700 000	107 650	2 000	16 448	4 587	1 174 356	1 305 041	107 650	2 000	16 448	4 587	130 685
12 800 000	107 650	2 000	16 448	4 587	1 185 356	1 316 041	107 650	2 000	16 448	4 587	130 685
12 900 000	107 650	2 000	16 448	4 587	1 196 356	1 327 041	107 650	2 000	16 448	4 587	130 685
13 000 000	112 810	2 000	17 222	4 587	1 207 356	1 343 975	107 650	2 000	16 448	4 587	130 685
13 100 000	112 810	2 000	17 222	4 587	1 218 356	1 354 975	112 810	2 000	17 222	4 587	136 619
13 200 000	112 810	2 000	17 222	4 587	1 229 356	1 365 975	112 810	2 000	17 222	4 587	136 619
13 310 000	112 810	2 000	17 222	4 587	1 241 456	1 378 075	112 810	2 000	17 222	4 587	136 619
13 400 000	112 810	2 000	17 222	4 587	1 253 156	1 389 775	112 810	2 000	17 222	4 587	136 619
13 500 000	112 810	2 000	17 222	4 587	1 266 156	1 402 775	112 810	2 000	17 222	4 587	136 619
13 600 000	112 810	2 000	17 222	4 587	1 279 156	1 415 775	112 810	2 000	17 222	4 587	136 619
13 700 000	112 810	2 000	17 222	4 587	1 292 156	1 428 775	112 810	2 000	17 222	4 587	136 619
13 800 000	112 810	2 000	17 222	4 587	1 305 156	1 441 775	112 810	2 000	17 222	4 587	136 619
13 900 000	112 810	2 000	17 222	4 587	1 318 156	1 454 775	112 810	2 000	17 222	4 587	136 619
14 000 000	112 810	2 000	17 222	4 587	1 331 156	1 467 775	112 810	2 000	17 222	4 587	136 619
14 100 000	117 970	2 000	17 996	4 587	1 344 156	1 486 709	117 970	2 000	17 996	4 587	142 553
14 200 000	117 970	2 000	17 996	4 587	1 357 156	1 499 709	117 970	2 000	17 996	4 587	142 553
14 300 000	117 970	2 000	17 996	4 587	1 370 156	1 512 709	117 970	2 000	17 996	4 587	142 553
14 400 000	117 970	2 000	17 996	4 587	1 383 156	1 525 709	117 970	2 000	17 996	4 587	142 553
14 500 000	117 970	2 000	17 996	4 587	1 396 156	1 538 709	117 970	2 000	17 996	4 587	142 553
14 600 000	117 970	2 000	17 996	4 587	1 409 156	1 551 709	117 970	2 000	17 996	4 587	142 553
14 700 000	117 970	2 000	17 996	4 587	1 422 156	1 564 709	117 970	2 000	17 996	4 587	142 553
14 800 000	117 970	2 000	17 996	4 587	1 435 156	1 577 709	117 970	2 000	17 996	4 587	142 553
14 900 000	117 970	2 000	17 996	4 587	1 448 156	1 590 709	117 970	2 000	17 996	4 587	142 553
15 000 000	117 970	2 000	17 996	4 587	1 461 156	1 603 709	117 970	2 000	17 996	4 587	142 553