# THE AVENUES ESTATE

WEBSITE

Discover the perfect blend of wholesome vistas and modern conveniences in our newly-launched, boutique estate.

The upmarket estate is nestled in the heart of Hilton, a town cherished for its charm and beauty. Thoughtfully designed to balance luxury with tranquility, the estate fosters easy-going living. Here, neighbours become friends, and the great outdoors invite you to create unforgettable memories.

# A Sought-After Location

The Avenues Estate is conveniently located on Hilton Avenue (Hilton College Road), just 1km from the N3.
This picturesque setting, bordering Wedgewood and Garlington Estates, offers the perfect opportunity to embrace a serene lifestyle away from the city's hustle and bustle, while still enjoying a close proximity to everything your family needs. It's a harmonious blend of living, working, and socialising in one exceptional location.

The estate boasts breathtaking views of the Karkloof, nearby forests, and lush green pastures. Its tranquil ambiance creates an incredibly calming environment, while modern comforts and top-tier schools are within a few minutes' drive. Positioned as a midpoint between Durban and the Drakensberg, this prime location serves as a gateway to the Midlands Meander attractions.

Captivating open green spaces, crisp fresh mornings, and peeks of sunshine through the woodland trees - The Avenues Estate is a breath of fresh air.

# Easy-Going, Easy-Living

The Avenues Estate is truly unique, where modern amenities, vibrant social opportunities, and the convenience of city-living meet the tranquility and charm of the Midlands countryside.

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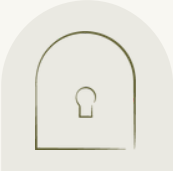
**Nearby Schools**
Estate residents have seven world-class schools in close proximity.

**The Avenues Centre**
Convenient shopping at your door step.

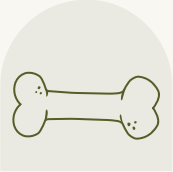


**Safety & Peace of Mind**
24hr security, electric fencing, and guards are on site for your protection.

**Hilton Life Hospital**
A well-established private hospital, less than 1km from the gate.

**Sports Facilities & Courts**
Situated at The Avenues Centre is Velocity Gym, which includes padel courts.

**Community Centre**
A captivating space including a pool and entertainment area.



**Pet Friendly**
Up to two dogs or cats permitted. Refer to Estate Rules for more.

**Forest Access**
The adjacent forest plantation allows access to residents for walks and runs.

**Walkways & Sundowner Spots**
The wetland areas attract beautiful birdlife and provide a space to reset.

# Laid-Back Luxury

The Avenues Estate follows an architectural code that aims to keep aesthetic appeal and consistency, whilst also allowing for personal customisation.

The six stunning developer-built Orchard homes exhibit geometric lines and contemporary roof designs, while the pitched-roof homes offer a slightly different appeal – yet complement each other well. The considered variety ensures that there's something to suit everyone's preference.

# Heart Behind The Homes

Established in 1902, JT Ross Property Group is a family-owned development company with strong ties to Hilton. The JT Ross development team aims to contribute to the Hilton community and its extraordinary way of life through a family-friendly precinct that enhances what the community already enjoys.

The Orchard homes have been developed by JT Ross and it's exceptional team to inspire new land buyers and homeowners.

# Nearby Schools

- St Anne's College | 3.3km
- Hilton College | 6.3km
- Cowan House | 5.6km
- Grace College | 100m
- Etham College | 2.8km
- Hilton Pre-Primary | 3km
- Laddsworth Primary | 2.7km

# Property Options

The Avenues Estate offers a selection of freehold land sites, allowing you the creative freedom to design and develop your dream home. If you're seeking immediate comfort and style, we also present six meticulously crafted, brand-new homes in the Orchard village that are ready-to-move-in.

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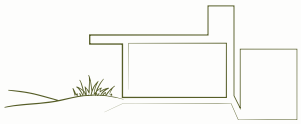
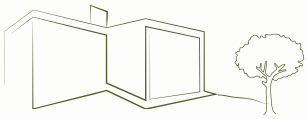


### FREEHOLD LAND

**Your vision, your build.**

Freehold land starting from R885 000
Incl. VAT - no transfer duty



### READY-BUILT HOMES

**State-of-the-art homes.**

Orchard Homes start from R5.3 Million
Incl. VAT - no transfer duty

# Get In Touch

The Avenues Estate has partnered with leading Hilton and Midlands property specialists to bring you a world-class sales and buyer experience, helping you find a home or site that best suits your needs.

For more information, to arrange a viewing of the Estate, or to discuss available opportunities, please contact Lance Ridl.

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**Lance Ridl**
The Avenues Estate

082 265 8699
info@theavenuesestate.co.za

# Frequently Asked Questions

## What are the Estate build timelines?

Phase 1 of land and home sales at The Avenues Estate will launch in January 2025, following the arrival of our first resident in November 2024. Starting in December 2024, buyers can connect with our sales agents to explore exclusive pre-launch offers on land and developer-built homes. Our developer-built homes in the Orchard village will be available for purchase immediately. Additional phases of the estate, including more freehold land sites and potentially more developer-built homes, are planned to roll out in the latter half of 2025. We anticipate the entire development will be completed around the end of 2027.

## Must I use my own architect and building contractor to build my home?

Yes, all land purchases require buyers to appoint their own architect and building contractor. For your convenience, we provide preferred supplier recommendations in the Buyer Welcome Guide or upon request.

## How is the property managed?

The Avenues Hilton is managed by the Avenues Estate Residential Home Owners Association (AERHOA).

## Who takes care of the maintenance of the buildings and levies?

For communal buildings, maintenance will be managed by AERHOA. Homeowners will contribute through a monthly levy, which covers the upkeep of facilities and public areas, security, landscaping, staff salaries, and more. Each homeowner will remain responsible for the maintenance of their own property. Preferred suppliers for landscaping, cleaning, and maintenance services are listed in the Buyer Welcome Guide for your convenience.

## Will my domestic worker be able to reside at the development?

Homeowners may accommodate domestic workers residing on their property within The Avenues Estate, in accordance with the Estate Rules as found in the Sales Agreement and Welcome Guide.

## Which pets are allowed?

A maximum of two dogs and/or two cats are allowed. All cats and dogs must be spayed or neutered, and a veterinary certificate of compliance must be submitted with your pet permission request. Caged birds are permitted, with a limit of two birds per cage and a maximum of two portable cages per property. No other pets are allowed. For more details, refer to the Estate Rules.

Disclaimer: Final rules, permissions, and details will be confirmed in the formal agreement of sale which are subject to change from time to time.

WEDGEWOOD ESTATE

GARLINGTON ESTATE

# Estate Overview

Contact Lance Ridl to explore what's available.

AERIAL TOUR