

# 1

## Malherbe Avenue



### Claire Gooderham

Candidate Property Practitioner

083 676 4934

claire@lwp.co.za

### Barry Scott-Brown

Non-Principal Property  
Practitioner

Registered with PPRA

082 777 2552

barry@lwp.co.za

# LWP

PROPERTIES

WEB REF: RL4737

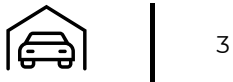
ERF SIZE: 51,390m<sup>2</sup>



6



6



3



# RARE EQUESTRIAN GEM FOR SALE IN STRYDFONTEIN – A DREAM COUNTRY LIFESTYLE AWAITS

## R6,200,000

Inviting offers between R5,999,000 and R6,200,000

Opportunities like this are few and far between! Nestled against the majestic Magaliesberg mountains, this exceptional 5.1-hectare equestrian estate and guesthouse offers an exciting chance to embrace the lifestyle you've always dreamed of—whether it's managing a top-tier stable yard, running a successful riding school, hosting shows and clinics, or operating a peaceful country bed & breakfast.

### Equestrian Facilities – Purpose-Built for Passion

Currently operating as The Paddocks, this well-established livery yard is home to a vibrant riding community. The facilities are designed with excellence in mind, catering to both competitive riders and leisure horse owners:

- 50m x 60m jumping arena
- 20m x 60m dressage arena
- 20m x 40m small dressage arena
- Double lunging ring
- 25 spacious brick stables
- 16 generous paddocks
- Two secure tack rooms
- Dedicated feed room
- Medical stable with solarium and crush
- Bathroom and changing facilities for clients

### Main House – Family Comfort Meets Country Charm

The main residence offers a warm and inviting space with: