

Weekenders increase activity in Dullstroom's property market



30 April 2018

The picturesque and off-misty town of Dullstroom belies its name. Judging by the influx of weekend visitors, many of whom then look to acquire property here, it's anything but dull, quips Anton Greeff

With many people coming in for various events such as mountain bike races, the Whisky Festival, Arts Festival, renowned Harleystroom Rally and the like, weekend trade in B&Bs, guest lodges, retailers, pubs and restaurants has improved exponentially, boosting the local economy.

[DullstroomArea Guide](#)

Only some two-and-a-half hours from Johannesburg and Pretoria, the town of Dullstroom is easily accessed via a well-maintained highway which extends through to Belfast, some 34km away.

The weather is certainly one of the factors that play a role. [Dullstroom](#) is known for its typical, misty days, which are truly relaxing and add to the country ambience. Being at high altitude, it's also a popular training venue among Comrades Marathon runners, including 2016 winner David Gatebe. This is a small town with no hustle and bustle, and a friendly community where everyone works together towards keeping the town in a good state, true to its essence.

"Dullstroom is an ideal weekend getaway for the greater Gauteng area because of its short travel time. Quite simply, for each hour it takes you to travel in order to reach your destination is the equivalent comfortable number of days you would tend to spend there over a weekend. So a two-hour travel time would be a two-night stay, while three hours would equal three nights, and so on.

"As a result, we find many buyers are Gautengers looking for weekend getaway properties such as houses and leisure farms, as well as B&Bs for income generation. B&Bs generally fetch between R2.5 million and R3 million for four bedrooms, while a three bedroom developer house in Highland Gate Golf & Trout Estate can be had for about R4.9 million.

Homes most sought after are in the R1.3 million to R3 million price range and situated either in Dullstroom itself or in surrounding estates such as Highland Gate. There are also two sectional title developments, firstly Millers Cove, where apartments average between approximately R650 000 and R770 000. Pam Golding Properties is currently marketing two apartments in Millers Cove, priced at R670 000 and R770 000, while in Fairstreams two units are available at R1.28 million (excluding furniture) and R1.33 million (including furniture).

Vacant residential stands in the town start at about R150 000 for 708sqm and range up to R509 000, with stands just outside the town such as Walkersons Private Estate priced between R550 000 and R1.15 million. Vacant commercial stands are also available priced between R500 000 and R1.1 million.

Greeff says permanently relocating family buyers are attracted not only by the lifestyle, but also the local government and private schools in [Lydenburg](#) and nearby [Belfast](#).

Farms in demand are mostly in the R3 million to R6 million price band, especially trout farms which can be rented out as a guest farm with fishing available to its guests.

Says Greeff: "At present we have a few trout, game and guest farms on our books, and generally these range in price from R2.1 million to R9 million for 100 to 250ha, with a few just below 500ha and very little above. Farms usually have appeal for the buyer looking to undertake small-scale farming where they can install a manager so they don't need to be present all the time, as well as buyers who wish to enjoy the privacy and relaxation of a farm when they visit Dullstroom."

He adds: "Both domestic and international tourism continues to show growth due to the variety of events held in the town, coupled with the fact that we are well positioned en route to the Kruger National Park, which remains a major international tourist attraction."

Popular events hosted include the Dullstroom Winter Festival, National MTB Series, Wine Event, Lekkerland Carnival, Ladies Fly Fishing Festival, Tonteldoos MTB Ultra, RECCE MTBH Mission and as mentioned, the Harleystroom Rally when the Harley Davidson 'Rally of Legends' roars into town for a weekend of unique experiences.

Other attractions in the town include the Dullstroom Bird of Prey & Rehabilitation Centre, Wild About Whisky bar – with over 1 100 whiskies from 20 countries, The Rock Shop – with gemstones from all over the world and Breathe Adventures with a range of outdoor activities including zip lining, abseiling and rock climbing.

For further information contact Pam Golding Properties Dullstroom on 013 2540205 or [email](#) Anton.

