



ONLINE AUCTION

PROPERTY INFORMATION PACK

LUXURY FAMILY HOME

- 📅 : 23 JULY 2020 (BID OPENS @ 09:00)
: 27 JULY 2020 (BID CLOSURES FROM 14:00)
- 📍 : 1826 BIRCH CRESCENT, DAINFERN,
HAMPSTED VILAGE
- 👤 : AYANDA MTHIMKHULU
- ☎ : 011 608 2280
- @ : www.tirhani.co.za

Tirhani Auctioneers Gauteng CC; Reg.: 2008/016935/23

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Website: www.tirhani.co.za | Email Address: property@tirhani.co.za



CONTENTS

1. Notice to Buyers & Disclaimer
2. Property Details
3. Property Description
4. General Information
5. Property Photographs
6. Maps

NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Registration Fee	:	R25 000 refundable
Confirmation Period	:	14 days confirmation period by the seller
Deposit on Purchase Price	:	10% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	2.5% plus VAT over & above purchase price
Outstanding Rates and	:	SELLER is liable for all outstanding rates and
Taxes & Levies		taxes & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted at the auction. No exceptions. Successful buyers must become members of the Home Owners Association (If applicable). Rules and regulations attached as attachment A.

DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.

AUCTIONEER : **Online Auction**

Rules of Auction and Offer to Purchase are available at www.tirhani.co.za

PROPERTY DETAILS

REGISTERED ADDRESS	:	Erf 1826 Dainfern Ext 7, City of Johannesburg, Gauteng
BETTER KNOWN AS	:	1826 Birch Crescent, Dainfern, Hampstead Vilage
ERF NUMBER	:	1826
ERF SIZE	:	1969 m ²
TITLE DEED NUMBER	:	T22433/2016
OWNERSHIP TYPE	:	Freehold
ZONING	:	Residential
GPS COORDINATES	:	-25.9828, 28.0043

PROPERTY DESCRIPTION

Main House

4 Bedrooms (en-suite)
Entrance Hall
Lounge
2 TV Rooms
Guest Toilet
Kitchen
Dining Room
Office with Safe
Entertainment Area/Bar Room
Gym
Cinema
Laundry Room

Additional Features

Domestic quarters with bedroom, kitchenette and bathroom.

Cottage with 3 Bedrooms, full bathroom, lounge, dining and kitchen.

Security System with alarm, beams and cameras.









The dwelling is well air-conditioned.
Under- Floor Heating.

External Features

4 Garages
Storeroom
Swimming Pool

GENERAL INFORMATION

The property is situated in a residential area and within easy distance to most local amenities and main arterial routes as represented in the table below:

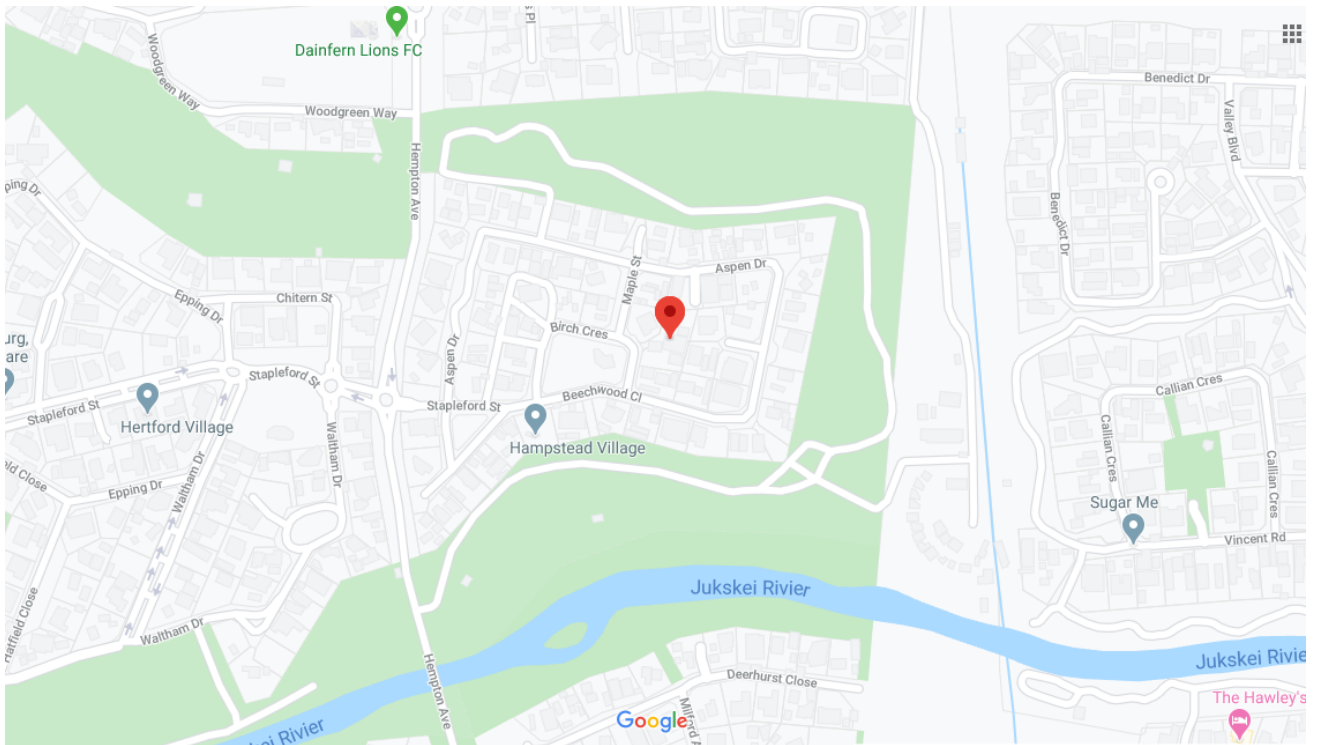
Amenity	Type	Distance (km)
Sasol Femgate	FillingStation	2.05 km
 Caltex Witkoppen Motors	FillingStation	2.34 km
BP William Nicol	FillingStation	2.45 km
Gautrain Bus Stop - Monte Casino Boulevard	BusStation	4.86 km
 Gautrain Bus Stop - William Nicol Drive - 17	BusStation	5.03 km
 Intercare Fourways	Hospital/Clinic	3.69 km
 Weleda Clinic	Hospital/Clinic	4.49 km
 SAPS - Douglasdale	PoliceStation	5.01 km
Broadacres Academy	PrePrimarySchool	2.08 km
 Froggies	PrePrimarySchool	2.57 km
Entokozweni Primary School	PrimarySchool	1.87 km
Valley Shopping Centre	ShoppingCentre	1.08 km
 Dainfern Square Shopping Centre	ShoppingCentre	1.50 km
The Fern Shopping Centre	ShoppingCentre	1.96 km
Itec College	TertiaryInstitution	2.42 km
 Rinky Dink Pony Academy	TertiaryInstitution	3.30 km
Performance Unlimited	TertiaryInstitution	4.64 km

PROPERTY PHOTOGRAPHS



MAPS

LOCATION MAP



AERIAL MAP

