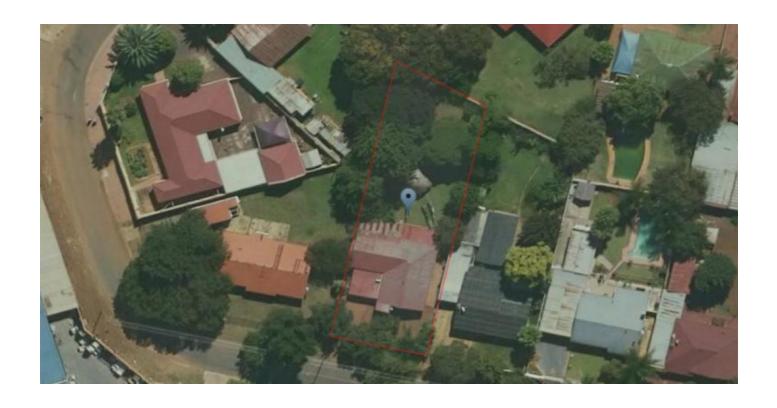


# BUY & SELL ASSETS EFFORTLESSLY



# PROPERTY INFORMATION PACK

#### 3 BEDROOM FAMILY HOME IN SILVERTON

17 MARCH 2021 (BID OPENS @ 09:00)
18 MARCH 2021 (BID CLOSES FROM

14:00)

**826 BLESHOENDER STREET, SILVERTON** 

EXT 5

A : GERARD HARDING

**.** : 064 758 2738

(0): www.tirhani.co.za

Tirhani Auctioneers Gauteng cc; Registration No. 2008/016935/23

Physical Address: 1 Centex Close/Corner Katherine Street | Eastgate Ext 4 | SANDTON | 2090

Postal Address: P.O. Box 2591 | RIVONIA | 2128 | Tel: +27 (0) 11 608 2280 | Fax: +27 (0) 86 605 0350

Website: www.tirhani.co.za | Email: info@tirhani.co.za

Members: Dir. T.E. Mabunda | Mrs V Mabunda-Jones





- 1. Notice to Buyers & Disclaimer
- 2. Property Details
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### **NOTICE TO BUYERS & DISCLAIMER**

#### **NOTICE TO BUYERS**

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 : 5% plus VAT

Outstanding Rates and : SELLER is liable for all outstanding rates and

Taxes & Levies taxes & levies

#### **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.

## **PROPERTY DETAILS**

**REGISTERED ADDRESS** Erf 1100 Silverton Ext 5, City of Tshwane Metropolitan Municipality,

Gauteng

BETTER KNOWN AS : 826 Bleshoender Street, Silverton Ext 5

ERF NUMBER : 1100

**ERF SIZE** :  $901 \text{ m}^2$ 

TITLE DEED NUMBER : T147629/1999

**OWNERSHIP TYPE** : Freehold

**ZONING** : Residential

**GPS COORDINATES** : -25.7339, 28.3166

### PROPERTY DESCRIPTION

A freehold property in decent condition under a metal roof with steel windows and doors frames offering average fittings and finishes throughout the house. A big and welcoming backyard that children will have enough space to play in warmer weather.

A comfortable family home close to some of the best private hospital and schools, shopping centres, and Meridian College in Silverton.



### **PROPERTY FEATURES**

#### Main features

- Lounge
- Dining Room
- Kitchen
- 3 Bedrooms
- 2 Bathroom

#### **External Features**

- Single Garage
- Storeroom
- Lapa

# **AMENITIES**

The property is situated in an established residential area in Silverton Ext 5, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Туре	Distance (km)
— Silverton Motors	FillingStation	0.13 km
Total - Waltloo	FillingStation	0.36 km
Engen Dodson Conveneince Centre	FillingStation	0.65 km
Silverton Clinic	Hospital/Clinic	1.92 km
MediCross Silverton	Hospital/Clinic	3.19 km
Nose Clinic	Hospital/Clinic	3.94 km
Saps - Silverton	PoliceStation	2.05 km
Saps Units	PoliceStation	2.08 km
Metro Police Mamelodi	PoliceStation	2.55 km
Laerskool Meyerspark	PrimarySchool	0.72 km
Rockland Primary School	PrimarySchool	0.93 km
Semphato Primary School	PrimarySchool	1.40 km
Silverwater Crossing	ShoppingCentre	0.41 km
Silverpark Shopping Centre	ShoppingCentre	0.69 km
Meyerspark Anleen	ShoppingCentre	0.73 km

# PROPERTY PHOTOGRAPHS















# **MAPS**

