



TIRHANI
AUCTIONEERS

**BUY & SELL ASSETS
EFFORTLESSLY**



**PROPERTY
INFORMATION
PACK**

3 BEDROOM FAMILY HOME IN SILVERTON

-  : 826 BLESCHOENDER STREET,
: SILVERTON EXT 5
-  : GERARD HARDING
-  : 064 758 2738
-  : 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

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YEARS
OF RELIABLE SERVICE



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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 Taxes & Levies	:	SELLER is liable for all outstanding rates and 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 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






Additional Features

- 📌 Concrete/Clinker precast and steel Split pole Perimeters
- 📌 Concrete Bricks or Interlocking Blocks Paving

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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	Type	Distance (km)
Silverton Motors	FillingStation	0.13 km
 Total - Waitloo	FillingStation	0.36 km
Engen Dodson Convenience 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

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PROPERTY PHOTOGRAPHS



MAPS

GOOGLE MAP



AERIAL MAP

