



**TIRHANI**  
AUCTIONEERS

**BUY & SELL ASSETS  
EFFORTLESSLY**



## ONLINE AUCTION

## PROPERTY INFORMATION PACK

### DISPOSAL OF GAUTENG PROVINCIAL GOVERNMENT PROPERTIES

-  : OPENS 01 July 2021 @ 09:00
-  : CLOSING 05 July 2021 FROM @ 14:00
-  : 10 EVERFAIR AVENUE, RANDJESFONTEIN
-  : ESTATE, RANDJESFONTEIN
-  : VONGANI BALOYI
-  : 076 790 6100
-  : [www.tirhani.co.za](http://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](http://www.tirhani.co.za) | **Email:** [info@tirhani.co.za](mailto:info@tirhani.co.za)

**Members:** Dr. T.E. Mabunda | Mrs V Mabunda-Jones





# CONTENTS

---

1. Notice to Buyers & Disclaimer
2. Property Details
3. Property Description
4. Property Features
5. Amenities
6. Property Photographs
7. Maps



# NOTICE TO BUYERS & DISCLAIMER

---

## NOTICE TO BUYERS

<b>Starting Price</b>	<b>:</b>	<b>R450 000</b>
<b>Registration Fee</b>	<b>:</b>	<b>R5 000 refundable</b>
<b>Confirmation Period</b>	<b>:</b>	<b>14 days confirmation period by the seller</b>
<b>Deposit on Purchase Price</b>	<b>:</b>	<b>10% payable by electronic transfer (EFT)</b>
<b>Guarantees on Balance</b>	<b>:</b>	<b>30 days from date of acceptance</b>
<b>Buyer's Commission</b>	<b>:</b>	<b>5.75% inclusive of VAT</b>
<b>Outstanding Rates and</b>	<b>:</b>	<b>SELLER is liable for all outstanding rates and</b>
<b>Taxes &amp; Levies</b>		<b>taxes &amp; levies</b>

Bidders must adhere to FICA requirements on registration. No cash will be accepted for the auction.

---

## 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

---

<b>REGISTERED ADDRESS</b>	:	Ptn 98 Farm 405 RANDJESFONTEIN Reg Div: JR GAUTENG
<b>BETTER KNOWN AS</b>	:	10 EVERFAIR AVENUE, RANDJESFONTEIN ESTATE, RANDJESFONTEIN, GAUTENG
<b>ERF NUMBER</b>	:	Ptn 98 of farm 405
<b>ERF SIZE</b>	:	11625 m <sup>2</sup>
<b>TITLE DEED NUMBER</b>	:	T67777/2010
<b>OWNERSHIP TYPE</b>	:	Freehold
<b>ZONING</b>	:	AGRICULTURE
<b>GPS COORDINATES</b>	:	-25.9400, 28.1466

## PROPERTY DESCRIPTION

---

The property is situated in a gated community, with a stable market. The external finished include a pitched concrete tile roof with plastered and painted walls.

It should be noted that approximately 4900m<sup>2</sup> of the property is comprised of a railway line servitude and building lines. This is because of land expropriation due to the Gautrain. The seller should therefore note that the cost of subdivision and consolidation application will be at their own cost.

The property is in a state of disrepair and has several defects which include damage to the roof, gutters and floors. Other defects include:

- Old kitchen units that should be replaced
- Electric and tap fittings that should be attended to
- Floor coverings and broken bathroom tiles should be replaced
- General paintwork where necessary
- Sanitary fittings should be replaced, including broken sink.
- Boundary walls need to be re-done with garden maintenance.

We highly recommend that potential buyer's factor in the cost of major renovations when placing bids on the property.

## PROPERTY FEATURES

---

### Main Features








- T Entrance Hall
- T Lounge
- T Dining Room
- T 2 Kitchen
- T Laundry
- T Pantry
- T 11 Bedrooms
- T 12 Bathrooms

### External Features

- T 4 Garages
- T 2 Staff Quarters
- T WC & Shower

## AMENITIES

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

Amenity	Type	Distance (km)
Monen Machel Retail	FillingStation	0.12 km
 Shell Ultra City - Big Ben North Golden City	FillingStation	1.14 km
Caltex Caltex Corporate Park	FillingStation	1.21 km
Gautrain Bus Stop	BusStation	2.65 km
 Gautrain Bus Stop	BusStation	3.02 km
Gautrain Bus Stop	BusStation	3.26 km
 Mediclinic - New Road	Hospital/Clinic	4.87 km
 Saps - Call Centre - Sage Corporate Park North	PoliceStation	0.32 km
Musenga Vhadzimu Primary School	PrimarySchool	0.35 km
 Mosaledi Primary School	PrimarySchool	0.45 km
Morakoma Primary School	PrimarySchool	0.46 km
Corporate Park Corner Shopping Centre	ShoppingCentre	1.07 km
 Glen Austin Village Shopping Centre	ShoppingCentre	1.85 km
Mall@Kosmos	ShoppingCentre	2.36 km
 Aa Technical College	TertiaryInstitution	2.99 km
Summerhill College	TertiaryInstitution	4.88 km

6

## PROPERTY PHOTOGRAPHS

---





# MAPS

