



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
-  : 96 CARBON ROAD, STEELPARK,
VEREENIGING
-  : VONGANI BALOYI
-  : 076 790 6100
-  : 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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NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Starting Price	:	R200 000
Registration Fee	:	R5 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	:	5.75% inclusive of VAT
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 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

REGISTERED ADDRESS	:	Erf 93 STEELPARK EMFULENI LOCAL MUNICIPALITY GAUTENG
BETTER KNOWN AS	:	96 CARBON ROAD, STEELPARK, VEREENIGING, GAUTENG
ERF NUMBER	:	93
ERF SIZE	:	1013 m ²
TITLE DEED NUMBER	:	T72957/2016
OWNERSHIP TYPE	:	Freehold
ZONING	:	Residential
GPS COORDINATES	:	-26.6382, 27.8782

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PROPERTY DESCRIPTION

The property has 3 bedrooms, 1.5 bathrooms, lounge, dining area, kitchen with a double garage as outbuildings. The exterior finishes include a pitched concrete tile roof with plastered and painted walls.

The property is good investment that just needs some minor renovations. Some of the defects include roof leaks, peeling paint and old carpets that may have to be replaced. The boundary walls have been destroyed by surrounding trees.

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



PROPERTY FEATURES

Main Features

- Ⓡ Kitchen
- Ⓡ Lounge
- Ⓡ Dining Room
- Ⓡ 1.5 Bathrooms
- Ⓡ 3 Bedrooms

External Features





- Ⓡ Flatlet
- Ⓡ 2 Garage



AMENITIES



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

Amenity	Type	Distance (km)
Steelpark Motors	FillingStation	1.18 km
 Total - Mons Motors	FillingStation	3.15 km
Engen Sollys Unipark Motors	FillingStation	3.95 km
Police Saps - Vereeniging	PoliceStation	3.49 km
 SAPS - Sebokeng	PoliceStation	4.47 km
Saps - Sharpeville	PoliceStation	4.75 km
Laerskool Sonlandpark	PrimarySchool	3.80 km
 School	School	3.85 km
Isizwe Setjhaba High School	SecondarySchool	2.01 km
Sonland Sentrum	ShoppingCentre	3.08 km
 Mienie Shopping Centre	ShoppingCentre	4.00 km
Centre Save Shopping Centre	ShoppingCentre	4.12 km

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PROPERTY PHOTOGRAPHS



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MAPS

