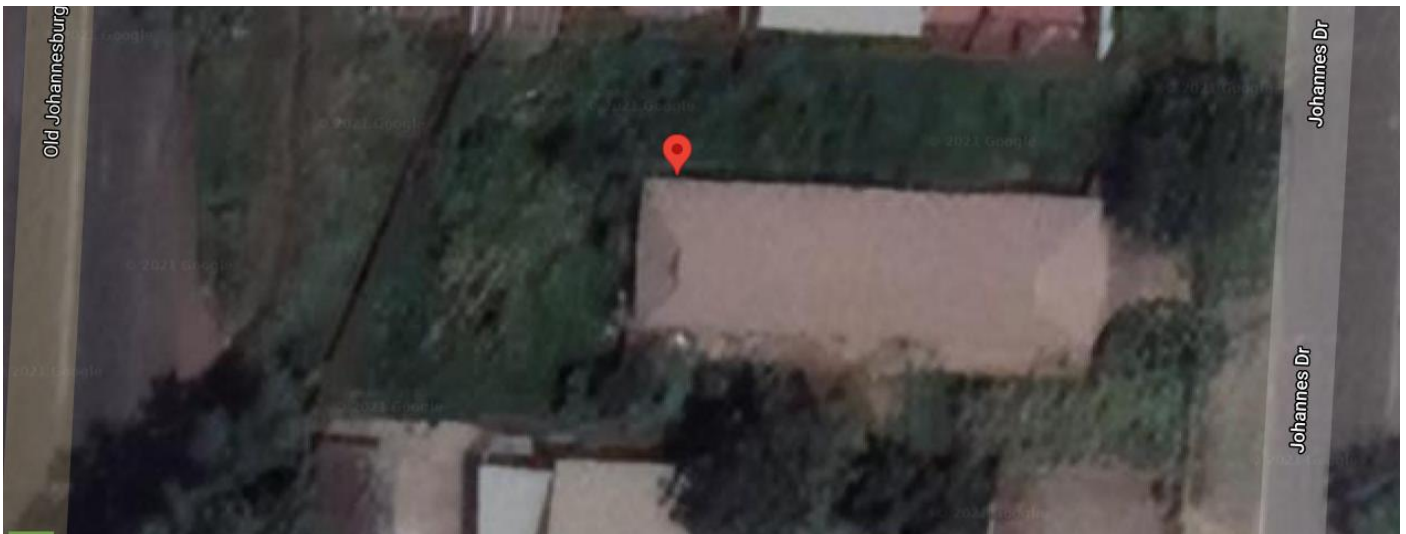




TIRHANI
AUCTIONEERS

**BUY & SELL ASSETS
EFFORTLESSLY**



ONLINE AUCTION

PROPERTY INFORMATION PACK

DISPOSAL OF GAUTENG PROVINCIAL GOVERNMENT PROPERTIES

-  : OPENS 01 JULY 2021 @ 09:00
-  : CLOSURES 05 JULY 2021 FROM 14:00
-  : 3 JOHANNE DRIVE, HENNOSPARK EXT 3,
HENNOPS PARK INDUSTRIAL
-  : 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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Members: Dr. T.E. Mabunda | Mrs V Mabunda-Jones





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NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Starting Price	:	R150 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 232 [REMAINDER OF TOWNSHIP] HENNOSPARK EXT 3 CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG
BETTER KNOWN AS	:	3 JOHANNE DRIVE, HENNOSPARK EXT 3, HENNOPS PARK INDUSTRIAL, GAUTENG
ERF NUMBER	:	232
ERF SIZE	:	1336 m ²
TITLE DEED NUMBER	:	T37513/1980
OWNERSHIP TYPE	:	Freehold
ZONING	:	Residential
GPS COORDINATES	:	-25.8633, 28.1632

PROPERTY DESCRIPTION

The property has 3 bedrooms, 2 bathrooms, lounge, dining area, kitchen with a double garage as outbuildings. The exterior finish has a pitched concrete tile roof with plastered and painted walls.

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






- Old/damaged kitchen units
- Electric and tap fittings that require refurbishment
- Bathroom in need of refurbishment
- General paintwork where necessary
- Sanitary fittings should be replaced
- Boundary walls needs to be repaired
- Garden maintenance is required.

A worthwhile investment for individuals looking buy, fix and sell the property. Or even for those looking for a renovation project that they can call home. 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
-  2 Bathroom
-  3 Bedrooms

External Features

-  Double Garage

AMENITIES

The property is situated in an established residential area in HENNOPSPARK EXT 3, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
Engen Simarilo Motors	FillingStation	0.18 km
 Hennopspark Motors	FillingStation	0.48 km
Sasol Hennops Park	FillingStation	1.07 km
Avis - Gautrain - Centurion	CarRental	2.91 km
 Gautrain Centurion Parking Area	ParkingArea	2.91 km
Gautrain Centurion Station	RailwayStation	2.92 km
Nutri Doc	Hospital/Clinic	0.88 km
 CenturioMed Dental - MediCross	Hospital/Clinic	1.47 km
Wierda Park Clinic	Hospital/Clinic	2.06 km
Police Vehicle Clearance Office - Centurion	PoliceStation	3.58 km
 Saps - Wierdaburg	PoliceStation	4.44 km
Saps - Lyttelton	PoliceStation	4.51 km
Rikki Tikky Nursery	PrePrimarySchool	0.69 km
 Rikki Tikky Nursery School	PrePrimarySchool	0.75 km
Reimolotswe Primary School	PrimarySchool	0.40 km
Simarilo Park Shopping Centre	ShoppingCentre	0.27 km
 Simarilo Rainbow Shopping Centre	ShoppingCentre	0.33 km
Silver Creek Centre	ShoppingCentre	0.41 km

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PROPERTY PHOTOGRAPHS



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