



## ONLINE AUCTION

## PROPERTY INFORMATION PACK

### DISPOSAL OF GAUTENG PROVINCIAL GOVERNMENT PROPERTIES

-  : OPENS 01 JULY 2021 @ 09:00
-  : CLOSING 05 JULY 2021 FROM 14:00
-  : 71 DR VOSLOO ROAD, BARTLETT  
AGRICULTURAL HOLDINGS EXT 3,  
BOKSBURG
-  : 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

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





# CONTENTS

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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

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## NOTICE TO BUYERS

<b>Starting Price</b>	:	<b>R550 000</b>
<b>Registration Fee</b>	:	<b>R5 000 refundable</b>
<b>Confirmation Period</b>	:	<b>14 days confirmation period by the seller</b>
<b>Deposit on Purchase Price</b>	:	<b>10% payable by electronic transfer (EFT)</b>
<b>Guarantees on Balance</b>	:	<b>30 days from date of acceptance</b>
<b>Buyer's Commission</b>	:	<b>5.75% inclusive of VAT</b>
<b>Outstanding Rates and</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.

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## 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.

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## PROPERTY DETAILS

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<b>REGISTERED ADDRESS</b>	:	HOLDING 196 of BARTLETT AGRICULTURAL HOLDINGS EXT 3 GREATER EAST RAND METRO GAUTENG
<b>BETTER KNOWN AS</b>	:	71 DR VOSLOO ROAD, BARTLETT AGRICULTURAL HOLDINGS EXT 3, BOKSBURG, GAUTENG
<b>ERF NUMBER</b>	:	196
<b>ERF SIZE</b>	:	22701 m <sup>2</sup>
<b>TITLE DEED NUMBER</b>	:	T4056/2016
<b>OWNERSHIP TYPE</b>	:	Freehold
<b>ZONING</b>	:	Agriculture
<b>GPS COORDINATES</b>	:	-26.1719, 28.2601

## PROPERTY DESCRIPTION

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The property consists of 4 bedrooms, 2 bathrooms, lounge, dining area, kitchen with a storeroom and metal workshops as outbuildings. The exterior finishes include a pitched concrete tile roof with plastered and painted walls. The condition of the property can be described as being poor.

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



# PROPERTY FEATURES

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## Main Features








- Ⓡ Kitchen
- Ⓡ Lounge
- Ⓡ Dining Room
- Ⓡ 2 Bathroom
- Ⓡ 4 Bedrooms

## External Features

- Ⓡ Storeroom
- Ⓡ Workshop
- Ⓡ Carport

## AMENITIES

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

Amenity	Type	Distance (km)
 Domestic Departures	AirportTerminal	5.00 km
└ Total - Boksburg	FillingStation	0.67 km
 Caltex Northpoint Service Station	FillingStation	0.74 km
└ Total - Sizan North	FillingStation	0.82 km
└ MediCross Boksburg	Hospital/Clinic	0.80 km
 MediCross Boksburg	Hospital/Clinic	0.89 km
└ East Rand Mall - CareCross	Hospital/Clinic	2.09 km
SAPS - Boksburg North	PoliceStation	3.83 km
 Police SAPS - OR Tambo International Airport	PoliceStation	4.99 km
└ Nicole Daycare	PrePrimarySchool	0.87 km
 Woodlands Pre Primary School	PrePrimarySchool	0.94 km
└ Jungle Tots Pre School	PrePrimarySchool	1.55 km
└ Oasis Shopping Centre	ShoppingCentre	0.66 km
 North Point Centre	ShoppingCentre	0.81 km
└ Key Largo	ShoppingCentre	0.81 km
 Damelin - Boksburg	TertiaryInstitution	2.55 km

6

# PROPERTY PHOTOGRAPHS

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# MAPS

