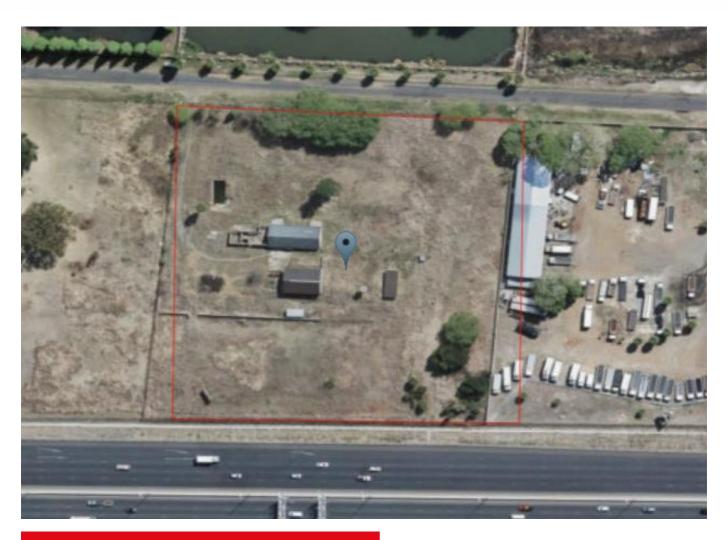


BUY & SELL ASSETS EFFORTLESSLY



ONLINE AUCTION

PROPERTY INFORMATION PACK

DISPOSAL OF GAUTENG PROVINCIAL GOVERNMENT PROPERTIES

0		OPENS 01 JULY 2021 @ 09:00
	:	CLOSES 05 JULY 2021 FROM 14:00
		71 DR VOSLOO ROAD, BARTLETT
Q	:	AGRICULTURAL HOLDINGS EXT 3,
		BOKSBURG
R	:	VONGANI BALOYI
S	:	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 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 | Email: info@tirhani.co.za





- 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

Starting Price	:	R550 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.



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



PROPERTY DESCRIPTION

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

Main Features

- 6 Kitchen
- Lounge
- 0 Dining Room
- 0 2 Bathroom
- 4 Bedrooms

External Features

- Storeroom
- 0 Workshop
- Oarport



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	Туре	Distance (km)
Tomestic 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
Worth Point Centre	ShoppingCentre	0.81 km
Key Largo	ShoppingCentre	0.81 km
📚 Damelin - Boksburg	TertiaryInstitution	2.55 km



PROPERTY PHOTOGRAPHS





