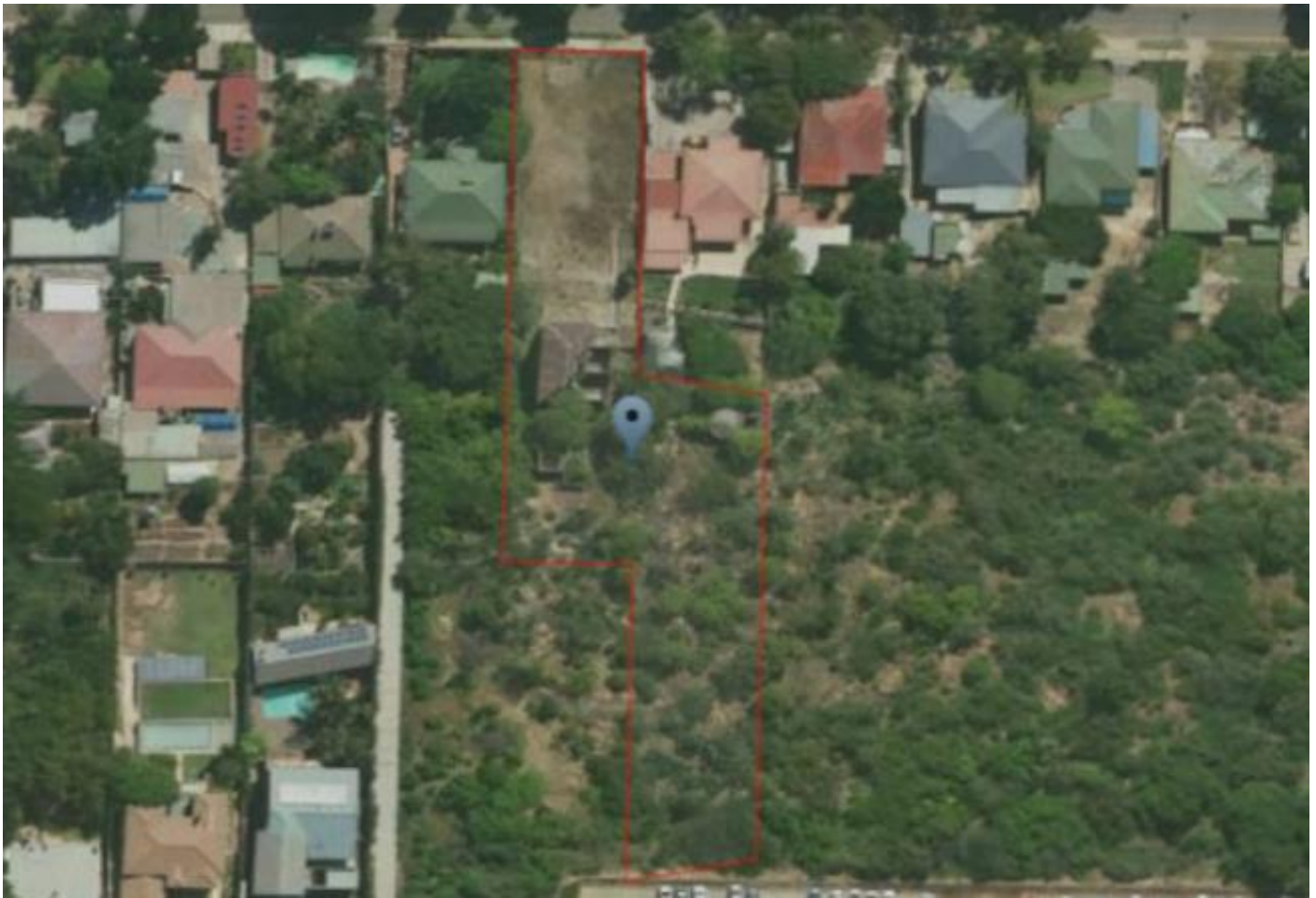




TIRHANI
AUCTIONEERS

**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
-  : 379 MALHERBE STREET, CAPITAL PAKK,
PRETORIA
-  : 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

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

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

| | | |
|---|---|--|
| Starting Price | : | R250 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 Taxes & Levies | : | SELLER is liable for all outstanding rates and 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 | : | RE of Erf 1529 CAPITAL PARK CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG |
| BETTER KNOWN AS | : | 379 MALHERBE STREET, CAPITAL PAKK, PRETORIA, GAUTENG |
| ERF NUMBER | : | 1529 |
| ERF SIZE | : | 3038 m ² |
| TITLE DEED NUMBER | : | T40493/2015 |
| OWNERSHIP TYPE | : | Freehold |
| ZONING | : | Residential |
| GPS COORDINATES | : | -25.7294, 28.1990 |

PROPERTY DESCRIPTION

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. The property comprises of a flat corrugated iron roof with partly face brick, 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 kitchen units that need refurbishment
- Electric and tap fittings that need refurbishment
- Floor coverings and broken bathroom tiles
- General paintwork
- Sanitary fittings the need refurbishment
- Damaged boundary walls
- Garden maintenance required.

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
- ⓧ Covered Patio
- ⓧ Dining Room
- ⓧ 2 Bathroom
- ⓧ 4 Bedrooms

External Features

- ⓧ Toilet & Shower
- ⓧ Staff Quarters

AMENITIES

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

| Amenity | Type | Distance (km) |
|--|---------------------|---------------|
|  Caltex Auto Motion | FillingStation | 0.53 km |
|  Sasol Capital Park | FillingStation | 1.17 km |
| Engen Zenex Boston Service Station | FillingStation | 1.25 km |
| Avis - Gautrain - Pretoria | CarRental | 3.30 km |
|  Gautrain Park Station Johannesburg | ParkingArea | 2.11 km |
| Gautrain Pretoria Parking Area | ParkingArea | 3.30 km |
| Tshwane Rehab Hospital | Hospital/Clinic | 0.48 km |
|  Skinner St Mobile Clinic | Hospital/Clinic | 0.53 km |
| Dental Hospital | Hospital/Clinic | 0.66 km |
| Metro Police Specialised Policing | PoliceStation | 1.36 km |
|  Metro Police Specialised Policing | PoliceStation | 1.95 km |
| Police Saps | PoliceStation | 2.00 km |
| Laerskool Generaal Jacques Pienaar | PrimarySchool | 0.46 km |
|  Iona Convent | School | 0.44 km |
| Cripple Care School | School | 0.50 km |
| Vista de Sol Centre | ShoppingCentre | 0.56 km |
|  Parktown Galleries Shopping Centre | ShoppingCentre | 0.87 km |
| Convenience Centre | ShoppingCentre | 1.13 km |
| University of Pretoria - Prinshof Campus | TertiaryInstitution | 0.65 km |

6

PROPERTY PHOTOGRAPHS



7

MAPS

