



**TIRHANI**  
AUCTIONEERS

**BUY & SELL ASSETS  
EFFORTLESSLY**



**ONLINE AUCTION**

**PROPERTY  
INFORMATION PACK**

**GDID-PROVINCIAL GOVERNMENT**



**BIDDING TIMES:**

**OPENS 17 SEPTEMBER 2021 @ 09:00**

**CLOSES 21 SEPTEMBER 2021 FROM 14:00**

**Erf 610 ROSETTENVILLE  
CITY OF JOHANNESBURG  
GAUTENG**

**VONGANI BALOYI  
076 790 6100**

**[www.tirhani.co.za](http://www.tirhani.co.za)**



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## NOTICE TO BUYERS & DISCLAIMER

### NOTICE TO BUYERS

<b>Registration Fee</b>	<b>:</b>	<b>R5 000 refundable</b>
<b>Confirmation Period</b>	<b>:</b>	<b>14 days confirmation period by the seller</b>
<b>Deposit on Purchase Price</b>	<b>:</b>	<b>10% payable by electronic transfer (EFT)</b>
<b>Guarantees on Balance</b>	<b>:</b>	<b>30 days from date of acceptance</b>
<b>Buyer's Commission</b>	<b>:</b>	<b>5.75% Inclusive of VAT</b>
<b>Outstanding Rates and Taxes &amp; Levies</b>	<b>:</b>	<b>SELLER is liable for all outstanding rates and taxes &amp; levies</b>

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.

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## 2

## PROPERTY DETAILS

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REGISTERED ADDRESS	:	Erf 610 ROSETTENVILLE CITY OF JOHANNESBURG GAUTENG
BETTER KNOWN AS	:	33A KRUGER STREET, ROSETTENVILLE, JOHANESSBURG
ERF NUMBER	:	610
ERF SIZE	:	253 m <sup>2</sup>
TITLE DEED NUMBER	:	T787/1953
OWNERSHIP TYPE	:	Freehold
ZONING	:	Residential
GPS COORDINATES	:	-26.2540, 28.0618

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# 3

## PROPERTY FEATURES

### Main Features

- T 3 Bedrooms
- T Bathroom
- T Kitchen
- T Lounge
- T Covered patio

### External Features

- T Storeroom
- T Garage
- T Staff quarters

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# 4

## AMENITIES

The property is in a residential suburb with access to the following amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
BP Africa Verona Service Station	FillingStation	0.62 km
BP	FillingStation	0.64 km
Caltex Caltex ISLAND SERVICE STATION	FillingStation	0.75 km
Dr Nr Barnes	Hospital/Clinic	0.45 km
Talisman Foundation	Hospital/Clinic	0.69 km
Dr D Collaros	Hospital/Clinic	3.84 km
Moffatview	PoliceStation	3.03 km
South African Police Service - Moffat View	PoliceStation	3.04 km
South African Police Service - Booysens	PoliceStation	4.60 km
Highveld Primary School	PrimarySchool	0.31 km
Linmeyer Montessori Primary School	PrimarySchool	0.32 km
St Martins School	School	0.38 km
Comaro Crossing	ShoppingCentre	1.25 km
Rosette Ville Junction	ShoppingCentre	1.26 km
Orchards Plaza Shopping Centre	ShoppingCentre	1.78 km
Abbots College - Johannesburg South	TertiaryInstitution	3.90 km

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