



**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 144**

**[REMAINDER OF TOWNSHIP] DUNCANVILLE  
EMFULENI LOCAL MUNICIPALITY 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

<b>REGISTERED ADDRESS</b>	:	Erf 144 [REMAINDER OF TOWNSHIP] DUNCANVILLE EMFULENI LOCAL MUNICIPALITY GAUTENG
<b>BETTER KNOWN AS</b>	:	17 VAN DEVENTER STREET, DUNCANVILLE, VEREENIGING
<b>ERF NUMBER</b>	:	144
<b>ERF SIZE</b>	:	3155 m <sup>2</sup>
<b>TITLE DEED NUMBER</b>	:	T11607/1965
<b>OWNERSHIP TYPE</b>	:	Freehold
<b>ZONING</b>	:	Government
<b>GPS COORDINATES</b>	:	-26.6452, 27.9246

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# 3

## PROPERTY FEATURES

### Main Features

- T 3 Bedrooms
- T Bathroom
- T Kitchen
- T Entrance Hall
- T Laundry
- T Lounge
- T Dining Room
- T Covered patio

### External Features

- T 2 Garages
- T Staff quarters
- T WC

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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)
Motordeal BP	FillingStation	0.83 km
BP	FillingStation	0.85 km
New Vaal Motors Vereeniging	FillingStation	1.41 km
Dr Melody D Ngcuka	Hospital/Clinic	2.66 km
Mediclinic Vereeniging	Hospital/Clinic	2.70 km
Vereeniging Medi Clinic	Hospital/Clinic	2.80 km
South African Police Service Vcc	PoliceStation	1.84 km
Police South African Police Service - Vereeniging	PoliceStation	2.39 km
Police South African Police Service - Family Violence Child Protection and Sexua	PoliceStation	3.09 km
Laerskool Vryheidsmonument	PrimarySchool	0.27 km
Krugerlaan School	School	0.47 km
Phoenix Secondary School	SecondarySchool	1.44 km
Mienie Shopping Centre	ShoppingCentre	0.81 km
Checkers Hyper Shopping Centre	ShoppingCentre	1.55 km
Waldrif Shopping Centre	ShoppingCentre	3.07 km
Life Line	TertiaryInstitution	1.49 km
Boston Business College	TertiaryInstitution	2.60 km
Damelin - Vision 21 Industrial Park	TertiaryInstitution	2.71 km

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