

INFORMATION PACK

FOR

LARGE 5 BED HOME WITH 2 BED APARTMENT CENTRALLY LOCATED

7 LOCH STREET, MALVERN, JOHANNESBURG



ON SITE AUCTION – Wednesday, 17 April 2024 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 (RE) OF ERF 677, MALVERN, GAUTENG - IR

Title Deed: T8494/2016

Extent: 250m²

PORTION 0 OF ERF 679, MALVERN, GAUTENG - IR

Title Deed: T8494/2016

Extent: 248m²

PORTION 0 OF ERF 680, MALVERN, GAUTENG - IR

Title Deed: T8494/2016

Extent: 495m²

Known As: 7 LOCH STREET, MALVERN, JOHANNESBURG

Local Authority: CITY OF JOHANNESBURG

Registration Division: IR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Description

This extensive property is situated on a triple stand in Malvern which lies to the east of the city of Johannesburg and has easy access to the N12, M2, and N3 Freeways.

This large family home is in excellent condition and has beautiful original features. The 2-bedroom apartment on the property is perfect for an extra income opportunity.

The main house consists of 5 spacious bedrooms and 2 bathrooms with a spacious living room with newly laminated flooring. The kitchen has ample cupboard and counter space, a breakfast nook, and a spacious utility/laundry room. Adjacent to the kitchen is an open-plan dining room.

The flat consists of 2 bedrooms, a large bathroom, a lounge, and a fully equipped kitchen with space for a dining room table.

The covered entertainment area is spacious in size and overlooks the garden.

The property has great security with high walls, a secured entrance gate, security doors, burglar bars, and fixed CCTV cameras all around.

Outside you will find a staff room, a double garage, and a covered carport parking space for \pm 6 vehicles.

Amenities and schools around the property are Malvern High School, Bedfordview Primary, Hillcrest Primary, Bedford Centre, Park Meadows Shopping Centre, and East Gate Mall.

This Property Offers:

Main House:

- 5 Bedrooms
- 2 Bathrooms
- Large Kitchen
- Living Room
- Dining Room
- Utility / Laundry Room
- Camera System

Outside Area:

- Entertainment Area
- 2 Garages
- Covered Carport
- Staff Room

Flat:

- 2 Bedrooms
- 1 Bathroom
- Lounge
- Kitchen

Rates & Taxes:

Erf 677/RE

\pm R830.75 p/m

Erf 679

\pm R972.87 p/m

Photos – Main House





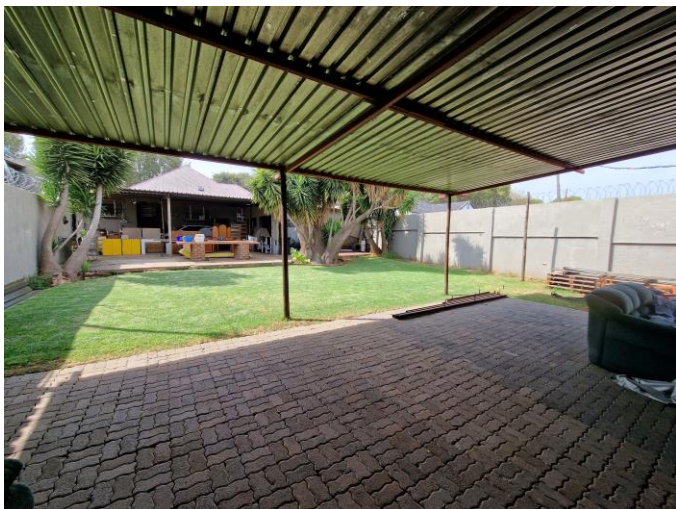


Photos – Flat





Photos – Entertainment Area



Photos – Carport & Garages



Aerial



CSG





GPS Co-Ordinates 26°12'08.1"S 28°06'09.0"E
-26.202237, 28.102498

Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.
Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.
5% Deposit payable on the fall of the hammer.
10% Commission, + VAT on Commission, payable on the fall of the hammer.
45 Days for Guarantees.
7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Dehan Engelbrecht
073 154 1745 | dehan@bideasy.co.za

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.