

INFORMATION PACK

FOR

DESIGNER 3 BEDROOM EXECUTIVE HOME / AMBASSADORIAL RESIDENCE

169 Outeniqua Avenue, Waterkloof Park, Pretoria



ON SITE AUCTION – Wednesday, 6 November 2019 @ 14h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

ERF 20/1, WATERKLOOFPARK, GAUTENG – JR

Known As: 169 Outeniqua Avenue, Waterkloof Park, Pretoria

Title Deed: T58904/2014

Extent: 1973.0000SQM

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The Seller is NOT Registered for VAT

Zoning: Residential

Property Information

Magnificent and elegant home in the old east of Pretoria, near schools, malls and major access routes.

The property offers sumptuous living areas and large bedrooms (all en-suite) with modern finishes. The double volume reception and living areas are open and airy welcoming you into the home which features a beautiful and unique glass staircase.

Central to the home is a beautifully fitted beechwood kitchen & scullery with built in appliances. There is a fully fitted bar which leads off onto the terraced garden, infinity pool and large covered patio area, ideal for entertaining.

The main bedroom is upstairs and includes a walk-in dressing room with beechwood fitted units set off by frosted glass panels, a full dressing table area and a comprehensively fitted bathroom including a spa bath.

There is ample parking on the property in addition to 3 garages.

There is a comprehensive CCTV system that has cameras throughout the property as well as looking onto the street frontage. There is an electrified roller-shutter that controls access to the property from the street. A full alarm system is also fitted, it is currently connected to a reputable 24 hour armed response company. The garage doors and main gate are supported by standby batteries in case of power failures. There is a borehole on the property connected to a 5000ℓ JoJo Tank with a fully automated irrigation system.

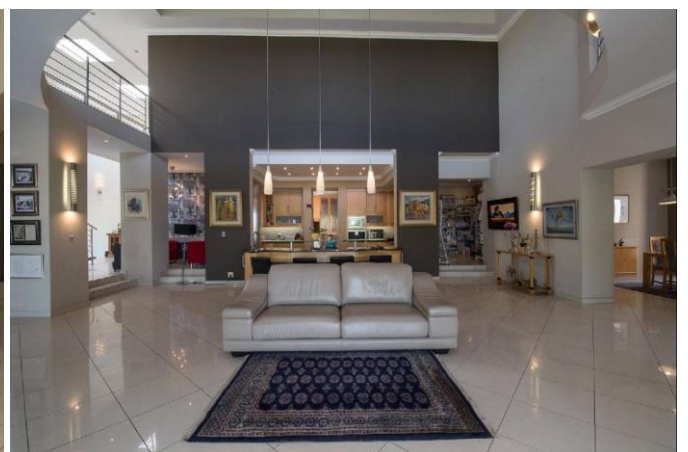
Preparation for a generator adjacent to the secure triple garage has been made, wired into the house's distribution board.

Other features include solar geysers, gas fireplaces and servants' quarters.

This Property Offers:

- 3 Bedrooms (All En-Suite)
- 3 Full Bathrooms (main with spa bath)
- Kitchen
- Upstairs Kitchenette
- Scullery
- Office
- Dining Room
- Bar
- Patio
- Air-Conditioned
- Heated Swimming Pool
- Garden
- Solar Geysers
- Borehole
- JoJo Tank
- Irrigation System
- 3 x Garages
- Staff Quarters

Photos

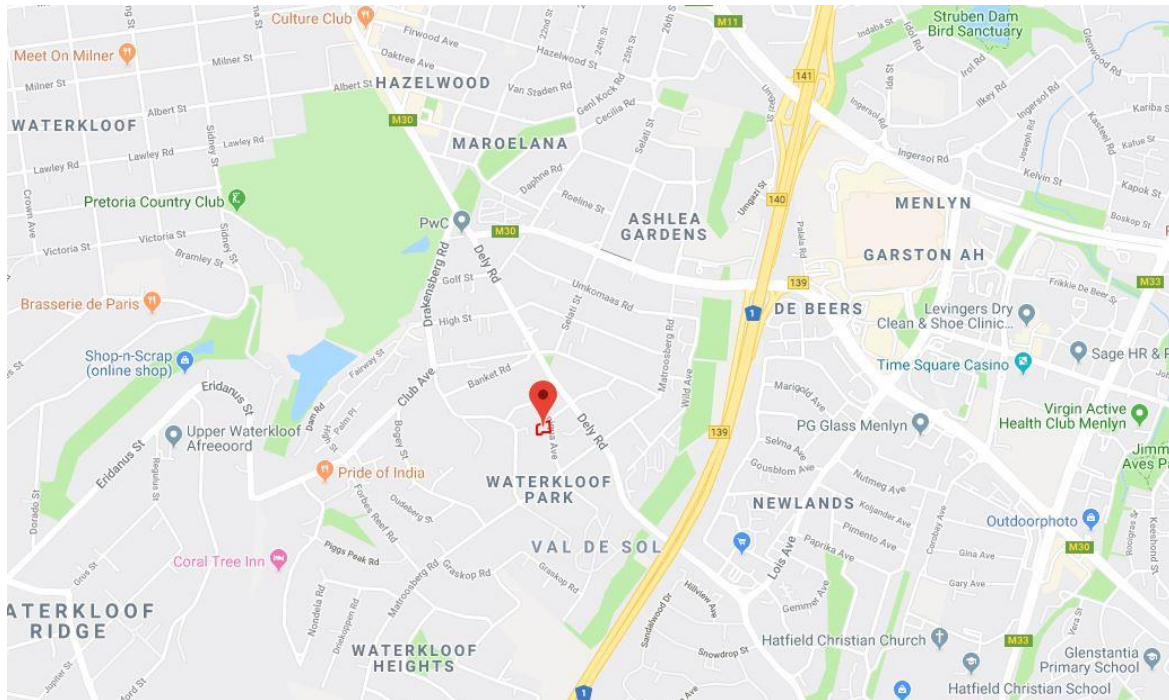




Aerial View

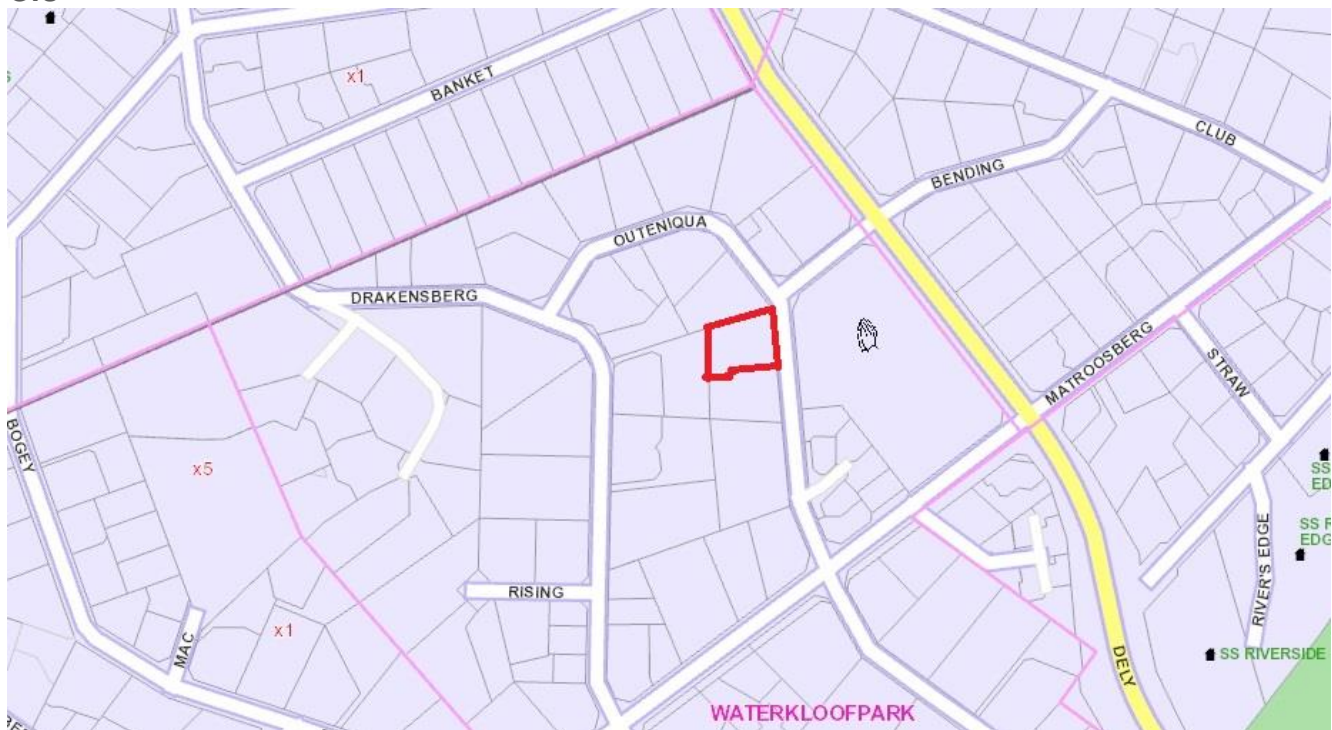


Map



GPS Co-Ordinates 25°47'22.7"S 28°15'43.2"E
-25.789627, 28.261989

GIS



Terms & Conditions

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.

6% Commission + VAT on Commission, payable on the fall of the hammer.

30 Days for Guarantees.

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

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

Disclaimer

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