

# INFORMATION PACK

FOR

## 3 BED TOWNHOUSE IN SECURE ESTATE SABLE PARK

2<sup>ND</sup> STREET, SABLE PARK, WATERFALL EAST



**ON SITE AUCTION – Thursday, 28 November 2019 @ 12h00**

**Dehan – 073 154 1745 / Pieter Nel – 084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)**

## Property Information

Title Deed Information –

**30 SS SABLE PARK (169/2012), WATERVAL EAST EXT 29, 317, 0 – JQ**

**Known As: UNIT 30 SABLE PARK, 2<sup>nd</sup> STREET, WATERFALL EAST, RUSTENBURG**

**Title Deed: ST71435/2012**

**Extent: 103 m<sup>2</sup>**

**Local Authority: RUSTENBURG LOCAL MUNICIPALITY**

**Registration Division: JQ**

**Province: NORTH-WEST**

**Registered Owner: VAN HEERDEN JOHAN BOTES (8902145081088)**

**VAT Status: The Seller is NOT Registered for VAT**

**Zoning: RESIDENTIAL**

## Property Information

3 Bedroom family townhouse in a safe and secure complex with 24-hour security – Sable Park, Waterfall East. This is the perfect home for a starter family or a lock-up and go couple. The complex is very safe and secure with a communal play area for the kids.

Situated on the first floor with a view from the balcony and a built-in-braai. This home is offering 3 bedrooms and 1 ½ bathrooms with an open plan design.

Rates & Taxes – R 372.00 p/m

Levies – R 957.00

### Property Details:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Pantry
- Lounge
- Dining Area
- Balcony
- Built-in-Braai
- 1 Carports + Extra Parking

### Complex / Security:

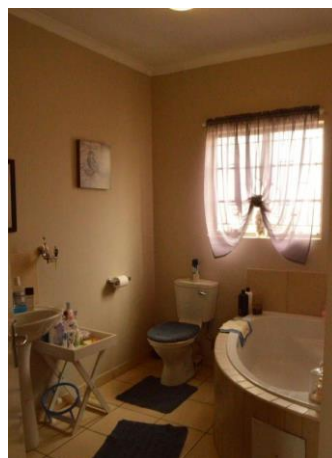
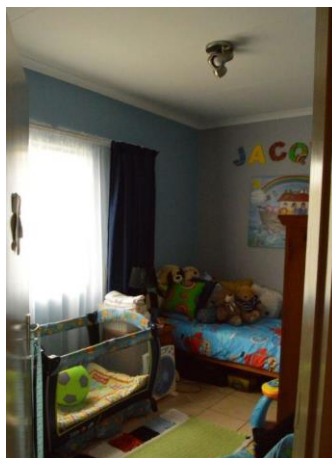
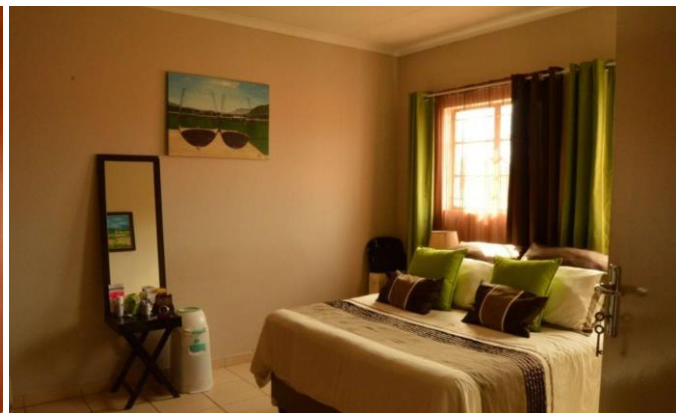
- Controlled Access
- Electric Gate and Fencing
- Intercom
- Burglar Bars



## Photos

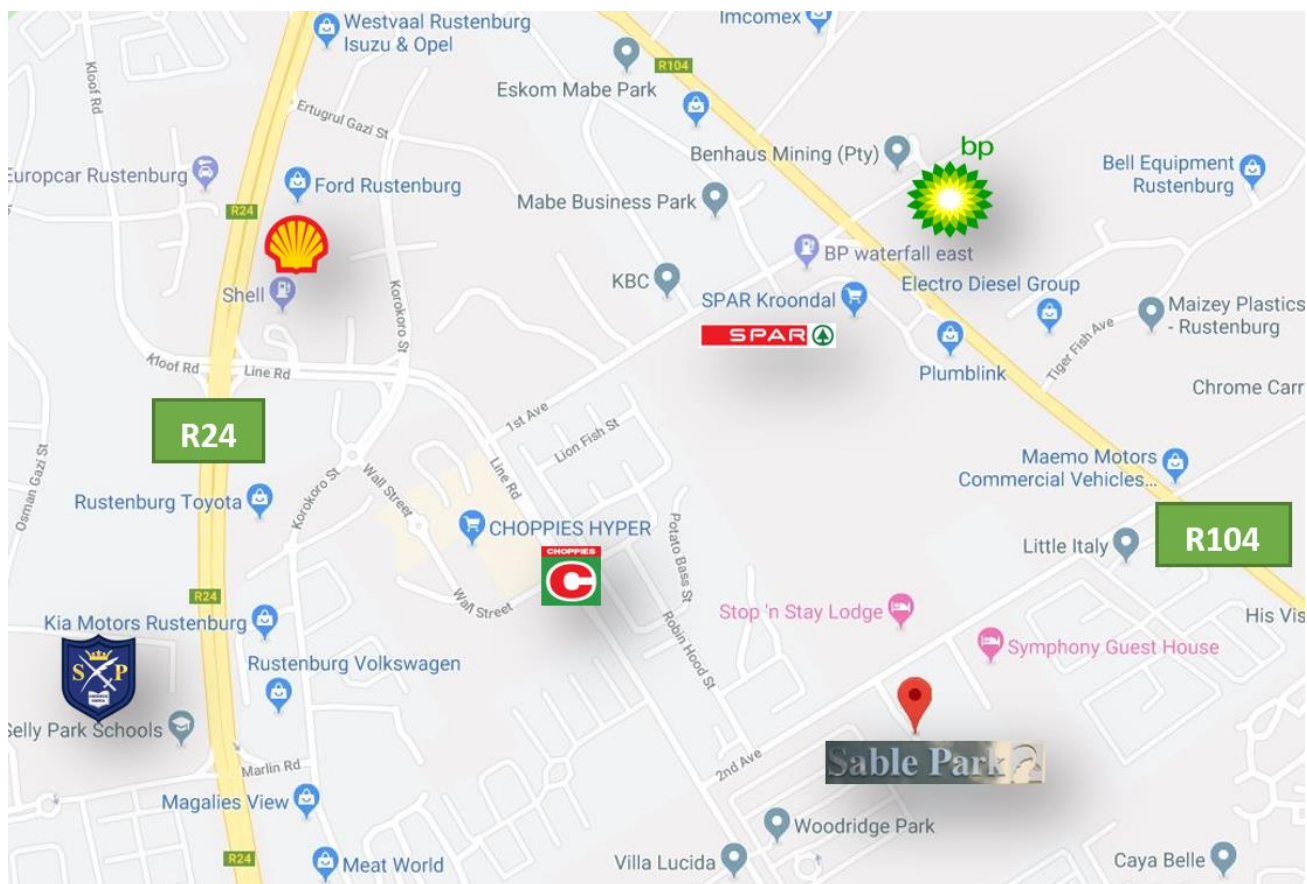








## Map



GPS Co-Ordinates 25°41'38.3"S 27°15'48.2"E  
-25.693971, 27.263400



## Aerial View / Map



## 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.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

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

**Pieter Nel**  
**084 8800 165**  
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