

INFORMATION PACK

FOR

GROOTFONTEIN COUNTRY ESTATE

MASS ACCOMMODATION - SLEEPS 50+

359 ROSEMARY STREET, GROOTFONTEIN COUNTRY ESTATE



ON SITE AUCTION – Thursday, 10 December 2020 @ 15h00

Pieter – 084 8800 165

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DIRECTLY ADJACENT TO MOOIKLOOF MEGA CITY DEVELOPMENT PROJECT

President Cyril Ramaphosa launched the Mooikloof Mega Residential City in Tshwane, Gauteng in October 2020 - the public-private partnership development seeking to assist “people who earn too much to qualify for fully subsidised housing but who don’t earn enough to afford debt-financed housing in areas of their choice”. The developers are Balwin Property Development



This development will take place directly adjacent to Grootfontein Country Estate, The property we are offering on auction provides the perfect solution for housing requirements for contractors, employees, etc.

Property Information

Title Deed Information –

PORTION 359 OF FARM GROOTFONTEIN 394, GAUTENG – JR

Known As: 359 ROSEMARY STREET, GROOTFONTEIN COUNTRY ESTATES

Title Deed: T11260/2016

Extent: 1.0001H

Local Authority: KUNGWINI LOCAL MUNICIPALITY

Registration Division: JR

Province: GAUTENG

**Registered Owners: PATIENCE LEBOHANG MAKHUBELA
THABANG JOHANNES MOTLA
PATRICIA MARTHA NTHEPANE MOTLA**

VAT Status: The seller is Not registered for VAT

Zoning: AGRICULTURAL

Property Information

Grootfontein Country Estate is located off Garsfontein Drive and an estimated 6km from the junction with De Ville Bois Mareuil Drive, where Woodlands Boulevard Mall is located, and 8km from Solomon Mahlangu Drive, which gives access to the N4 and other main arterial routes.

The surrounding townships include Woodhill Golf Estate, Mooi-kloof Equestrian Estate, Mooikloof Heights, Mooikloof Ridge, The Hills Golf Estate, Grootfontein Country Estate and Mooikloof Glen.

Investment opportunity close to the Pretoria East industrial hub, great location for accommodation / apartments. There are various amenities located in the general area including medical facilities.

This property is ideal for a Contractor / Staff Accommodation, Private School, Care Centre, Old Age Facility, Rehabilitation Centre, Religious Retreat, Guest House, or Student Accommodation / Hostel.

Floor Size – approximately 2230m².



Improvements include:

Block 1

- 12 Bedroom with bathrooms
- 2 Double bedrooms with bathrooms
- Communal Kitchen
- TV Room
- 2 Storeroom
- Laundry
- Scullery
- Staff Quarters with Bathroom

Block 2

- 4 Stacked apartments each with:
 - 3 Bedrooms
 - Bathroom
 - 2 Kitchens
- Duplex Apartment with:
 - 2 Bedrooms
 - Lounge
 - Dining Room
 - Kitchen

Rates and Taxes ± R2 445.90 p/m
Estate Levies ± R350 p/m

Electricity - Pre-paid conversion

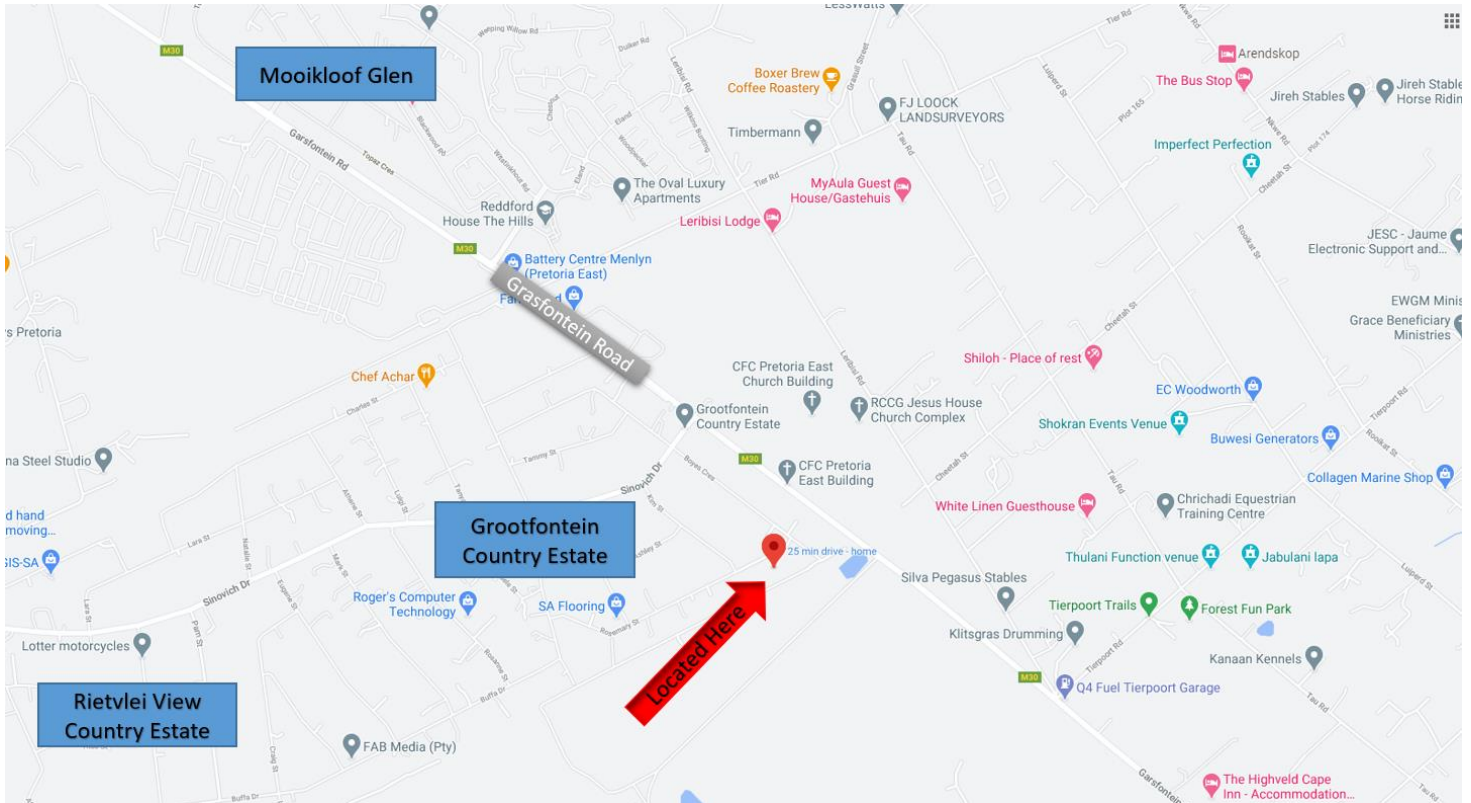
Photos







Map



GPS Co-Ordinates 25°53'10.9"S 28°22'18.7"E
-25.886354, 28.371871

Aerial Shot



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.

7 Days Confirmation Period.

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

Pieter Nel

084 8800 165

pieter@bideasy.co.za



Disclaimer

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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.