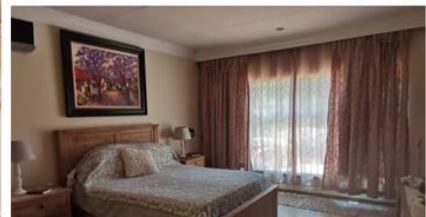


# INFORMATION PACK FOR THREE RIVERS PROPER LARGE FAMILY *HOME OFF THE GRID*

1A ATHLONE DRIVE, THREE RIVERS PROPER, VEREENIGING  
**\*\*DECEASED ESTATE\*\***



ON SITE AUCTION – Thursday, 23 March 2023 @ 11h00  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

**ERF 26/2, THREE RIVERS, VEREENIGING, GAUTENG – IQ**

<b>Known As:</b>	<b>1A ATHLONE DRIVE, THREE RIVERS PROPER, GAUTENG</b>
<b>Title Deed:</b>	<b>T62158/1991</b>
<b>Extent:</b>	<b>1983m<sup>2</sup></b>
<b>Masters Reference:</b>	<b>T025448/2022 MASTER OF THE SOUTH GAUTENG COURT</b>
<b>Local Authority:</b>	<b>EMFULENI LOCAL MUNICIPALITY</b>
<b>Registration Division:</b>	<b>IQ</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>RESIDENTIAL</b>

## Property Information

Large family home on a big stand in Three Rivers Proper. The 1983m<sup>2</sup> stand has a beautiful big garden and a swimming pool.

This property is **OFF THE GRID** with a generator, and borehole, and 2 water storage tanks. The security is excellent, including CCTV, Alarm, Beams, Electric Fence, and a well-lit garden.

## Property Description:

- 4 Bedrooms
- 2 Full Bathrooms (main-en-suite)
- Kitchen
- Lounge
- TV Room
- Study
- Large Sunroom / Stoep
- Staff Quarters
- Outside Shower / Toilet / Basin
- Garden Shed
- Borehole
- Water Storage Tanks
- Generator

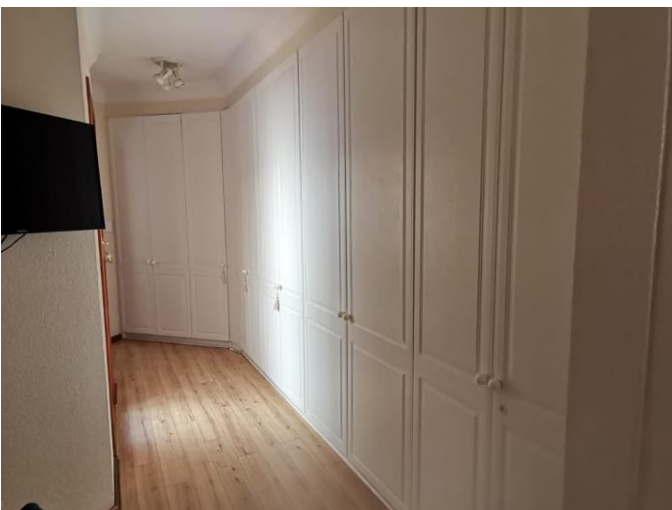
**Rates & Taxes: ± R1 741. 75 p/m**

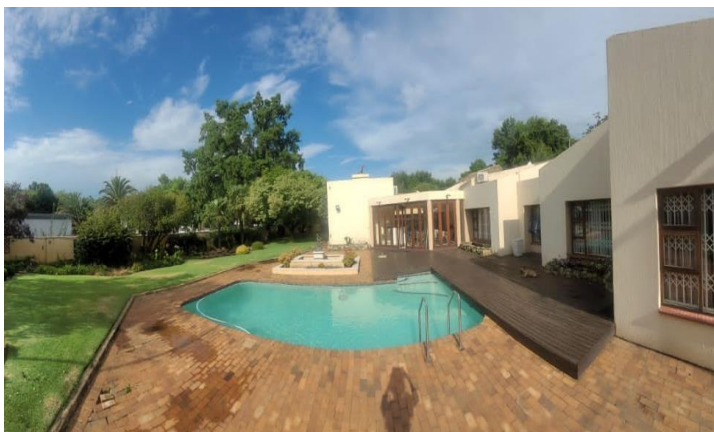


## Photos

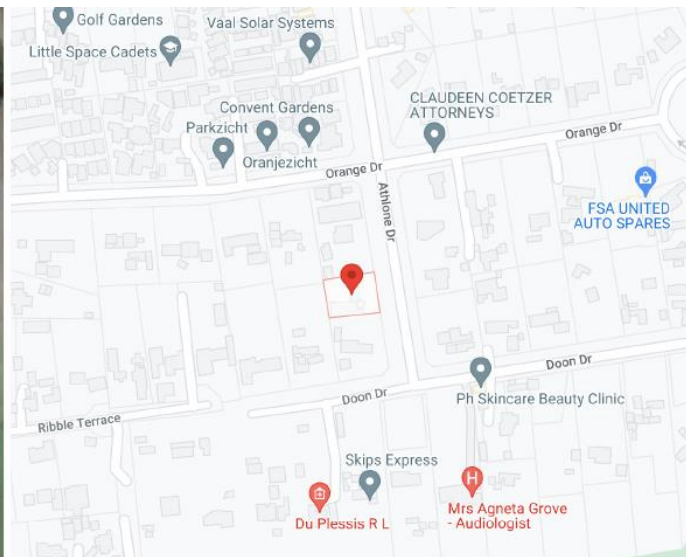
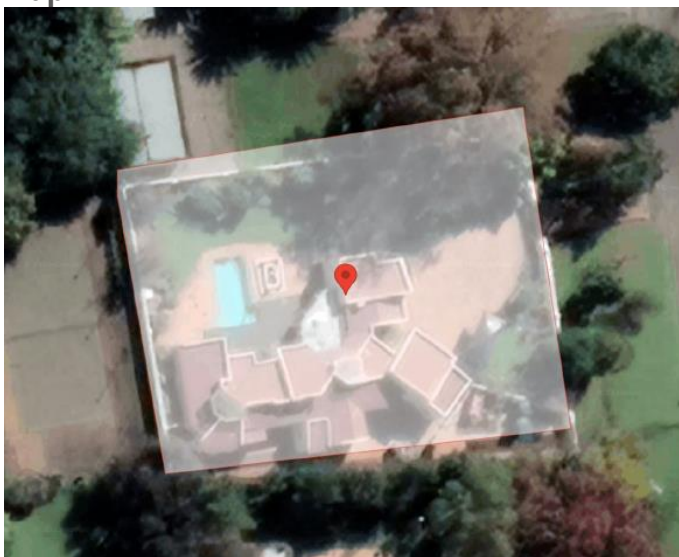








## Map





## Aerial Shot



**GPS Co-Ordinates 26°40'01.2"S 27°57'46.3"E**  
**-26.667001, 27.962857**

## 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](mailto: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.