

# INFORMATION PACK

FOR

# 3 BED FAMILY HOME INCREDIBLE VIEWS *DOUBLE STAND*

512 BEREA STREET, MUCKLENEUK, PRETORIA



ON SITE AUCTION – Thursday, 13 April 2023 @ 11h00  
Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

**ERF 327/2, MUCKLENEUK, PRETORIA, GAUTENG - JR**

**Known As: 512 BEREAS STREET, MUCKLENEUK, PRETORIA**

**Title Deed: T39334/2020**

**Extent: 638m<sup>2</sup>**

And

**ERF 328/2, MUCKLENEUK, PRETORIA, GAUTENG - JR**

**Known As: 512 BEREAS STREET, MUCKLENEUK, PRETORIA**

**Title Deed: T39334/2020**

**Extent: 638m<sup>2</sup>**

**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:

This family home is situated in Muckleneuk in Pretoria Old East, close to embassies, hospitals, the University of South Africa, and a variety of schools such as Pretoria High School for Girls, Afrikaanse Hoër Seunskool and Afrikaanse Hoër Meisieskool.

This charming house has beautiful finishes, including high steel pressed ceilings and wooden floors (in excellent condition). When entering the foyer this home offers an elegant and inviting feeling. The home has been beautifully maintained with many of the original features.

There are 2 spacious bedrooms, and a 3<sup>rd</sup> bedroom which is currently used as a TV lounge / Dining Room.

The beautiful private garden has a large patio with spectacular north views over Pretoria and the Union Buildings. The lower terrace, which is on the 2<sup>nd</sup> stand, has an orchard of Avocado trees.

### Property Description:

- Entrance Hall
- Lounge
- 3 Bedrooms
- 1 Bathroom
- 2 Aircons
- Kitchen
- Pantry / Flower Arranging Room
- Large Patio
- Garden
- Beautiful Views
- Staff Room
- Outside Shower and Toilet
- 2 Garages
- Garden Shed

**Rates & Taxes:** ±R1 076.25

### Photos







### Aerial



### Map



GPS Co-Ordinates 25°45'43.7"S 28°12'51.2"E  
 -25.762125, 28.214209

## Terms & Conditions

Registration 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.

**Pieter Nel**

**084 8800 165**

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