

INFORMATION PACK

FOR

2 PRIME PROPERTIES

WATERKLOOF PARK

DEVELOPMENT OPPORTUNITY

COMBINED 4745m²

108 MATROOSBERG ROAD & 179 DRAKENSBERG DRIVE, PRETORIA, GAUTENG



ON SITE AUCTION – Tuesday, 9 May 2023 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

ERF 17/0, WATERKLOOFPARK, GAUTENG - JR

Known As: 108 MATROOSBERG ROAD, PRETORIA, GAUTENG
Title Deed: T42586/1973
Extent: 2995m²

ERF 17/1, WATERKLOOFPARK, GAUTENG - JR

Known As: 179 DRAKENSBERG DRIVE, PRETORIA, GAUTENG
Title Deed: T39146/1990
Extent: 1750m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
Province: GAUTENG
VAT Status: The seller is NOT registered for VAT
Zoning: RESIDENTIAL

**** TWO PRIME PROPERTIES SITUATED NEXT TO EACH OTHER WITH GREAT OPPORTUNITY FOR REDEVELOPMENT!!****



These properties are situated in the old east of Pretoria located in a great neighborhood, close to amenities such as schools, colleges, malls, and main & major routes. In close proximity to the properties are Menlyn Maine (3.1 km / 7 min), the University of Pretoria (5.3 km / 10 min), Hatfield Christian School (3.2 km / 7 min), and the N1 onramp/offramp (5 km / 8 min).

Due to the large erf sizes (combined 4745 sqm) and current developments in the area, these properties are ideal for residential developments.

The properties are located on the corner of Matroosberg Road and Drakensberg Road. Both properties have established family homes and offer a beautiful views.

Waterkloof Park is a suburb of Pretoria Old East located southeast of Waterkloof, and is one of the city's oldest suburbs, with lovely established trees and gardens.





HOUSE 1 (Erf 17/0) - 108 Matroosberg Road:

Double-story family home on a large erf consisting of 4 spacious bedrooms (with balconies), 3 bathrooms, two living areas, and a dining room with beautiful views of Pretoria. The large kitchen has ample counter and storage space with a separate scullery.

Outside is a massive garden with a swimming pool.

The property also has a big bachelor flat with a kitchenette and bathroom (current rental income).

There is an existing foundation on the property which was approved for a second dwelling.

Rates & Taxes: ± R2 675.24p/m

The Property Offers

- 4 Bedrooms
- 3 Bathrooms
- 2 Living Areas
- Dining Room
- Large Kitchen
- Scullery
- Huge Garden
- Swimming Pool
- Double Garage
- Bachelor Flat

Photos



HOUSE 2 (ERF 17/1) - 179 Drakensberg Road:

Single-level home consisting of 2 spacious bedrooms, two bathrooms, and a separate study/office adjoining the main bedroom which can also be used for extra storage.

The kitchen has ample cupboards and counter space and has a separate scullery with space for your washing machine, dishwasher, and fridge/freezer. There is also a big living room and a separate dining room which leads to the outside entertainment area.

Outside is a covered patio leading to the established fenced garden.

Bonus features include staff accommodation.

The Property Offers

- 2 Bedrooms
- 2 Bathrooms
- Living Room
- Dining Room
- Spacious Kitchen
- Scullery
- Covered Patio
- Entertainment Area
- Garden
- Double Garage
- Staff Accommodation

Rates & Taxes: ± R848.70 p/m



Photos



Sides Metres		Angles of Direction
AB	53.88	271.00.00
BC	24.56	334.54.20
CD	12.24	13.54.20
DE	58.88	52.54.20
EF	18.51	95.37.20
FG	48.69	138.20.30
GA	48.72	228.20.30

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4543/88

FI

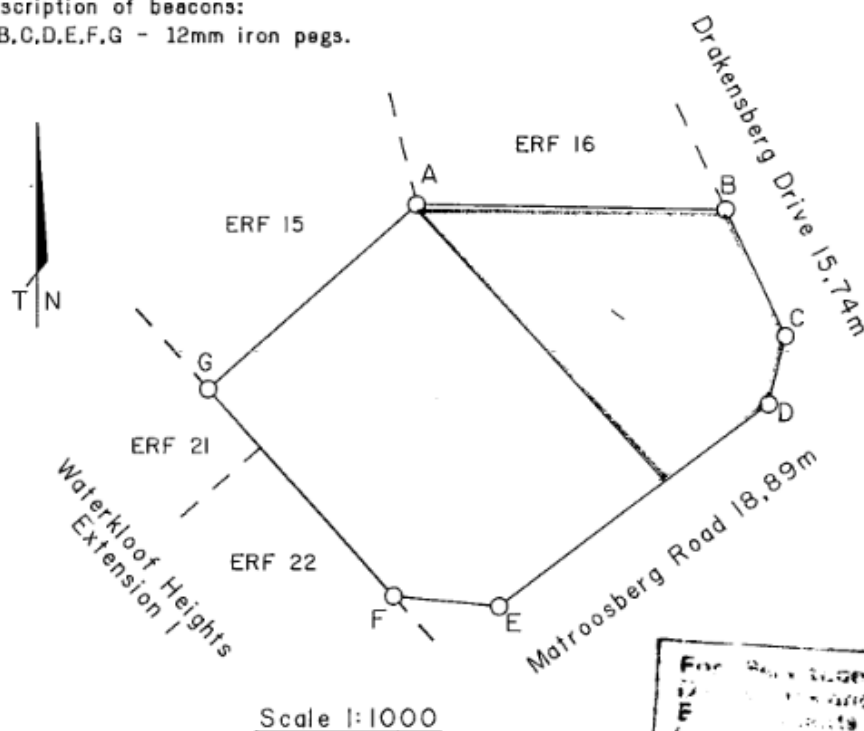
Approved

[Signature]

for Surveyor-General

1988-08-25

Description of beacons:
A,B,C,D,E,F,G - 12mm iron pegs.



The figure ABCDEFG
represents 4745 square metres

Erf 17 of the township of
WATERKLOOFPARK

Province Transvaal

Framed in terms of Section 39 of Act 9 of 1927
in May 1988 by me

of land being

I S Bredenkamp Land Surveyor

This diagram is annexed to No T 37847/1958 d d i f o Registrar of Deeds	The original diagram is No Transfer Grant	File
		S R No Comp JRSM-344 JRSM-347 TP 200

Maps / Aerial Views

108 Matroosberg Road

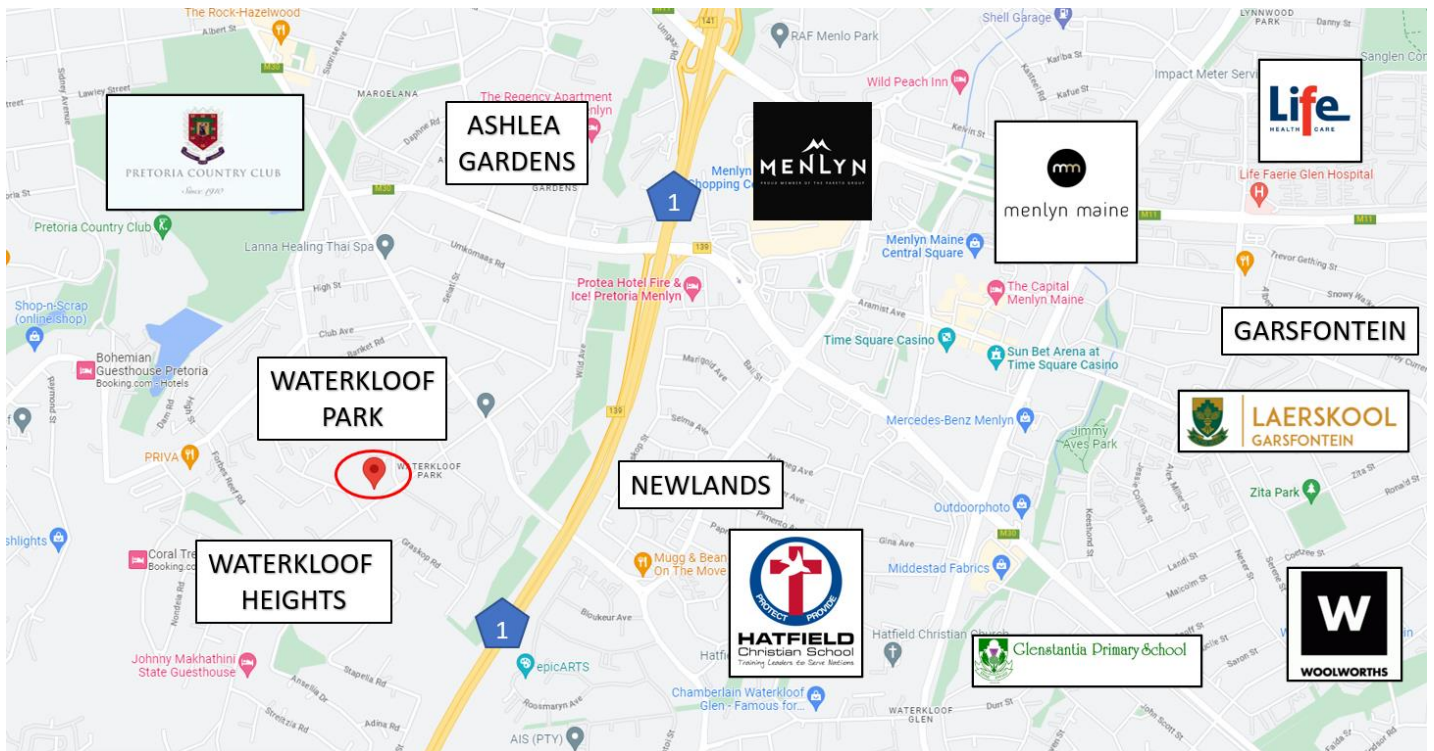


GPS Co-Ordinates 25°47'32.1"S 28°15'37.1"E
-25.792260, 28.260301

179 Drakensberg Road



GPS Co-Ordinates 25°47'31.5"S 28°15'38.4"E
-25.792085, 28.260652



Terms & Conditions

Registration (and viewing) 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.

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

Dehan Engelbrecht

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Disclaimer

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