

# INFORMATION PACK

FOR

# 13 BED HOUSE

## FULLY OCCUPIED

## *EXCELLENT LOCATION*

50 FIR STREET, PRIMROSE, GERMISTON, GAUTENG



ON SITE AUCTION – Tuesday, 16 May 2023 @ 11h00  
Pieter Nel 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

**ERF 1790/0, PRIMROSE, GERMISTON, GAUTENG - IR**

**Known As: 50 FIR STREET, PRIMROSE, GERMISTON**

**Title Deed: T20127/2014**

**Extent: 1267m<sup>2</sup>**

**Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

**Registration Division: IR**

**Province: GAUTENG**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: RESIDENTIAL**

## Property Information:

This large property is in Primrose Gauteng East Rand which is a suburb of Germiston.

Primrose is a popular, older residential suburb established suburb, situated close to excellent schools, medical facilities, shopping centers, and transport routes.

Primrose is centrally located, easily accessible to all major highways, and is close to Rietfontein Road and most amenities. This increases the demand for rooms in this area.

The 13 rooms have an average rental income of R2500 per month and the property is fully let. Monthly running expenses have averaged about R5 000 per month over the past 3 years.

The property has prepaid electricity and water is included in the monthly rent.

The 3 bathrooms and kitchen are shared by the tenants. The property has sufficient security and is fully walled with ample parking space inside the property.

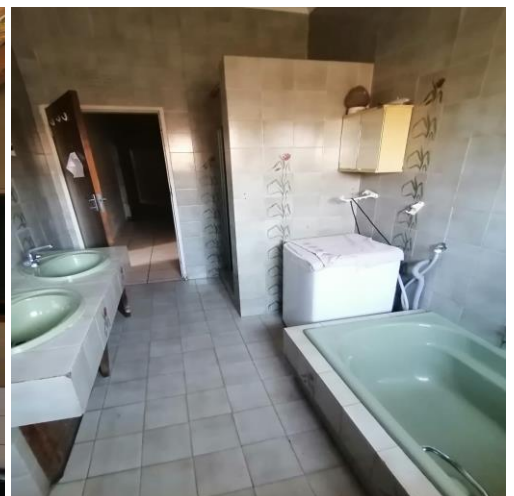
## Property Description:

- 13 Bedrooms
- 3 Bathrooms
- Kitchen
- Ample Parking Space
- Pre-Paid Electricity

**Rates & Taxes: ±R1 209.80**

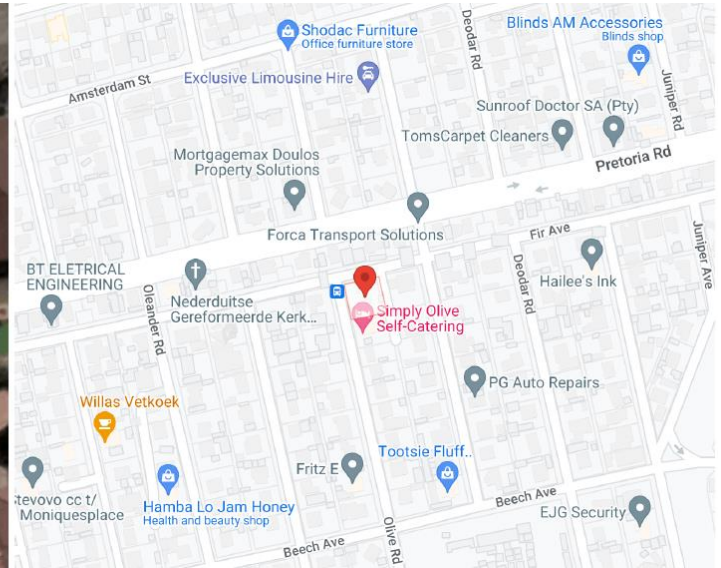


## Photos

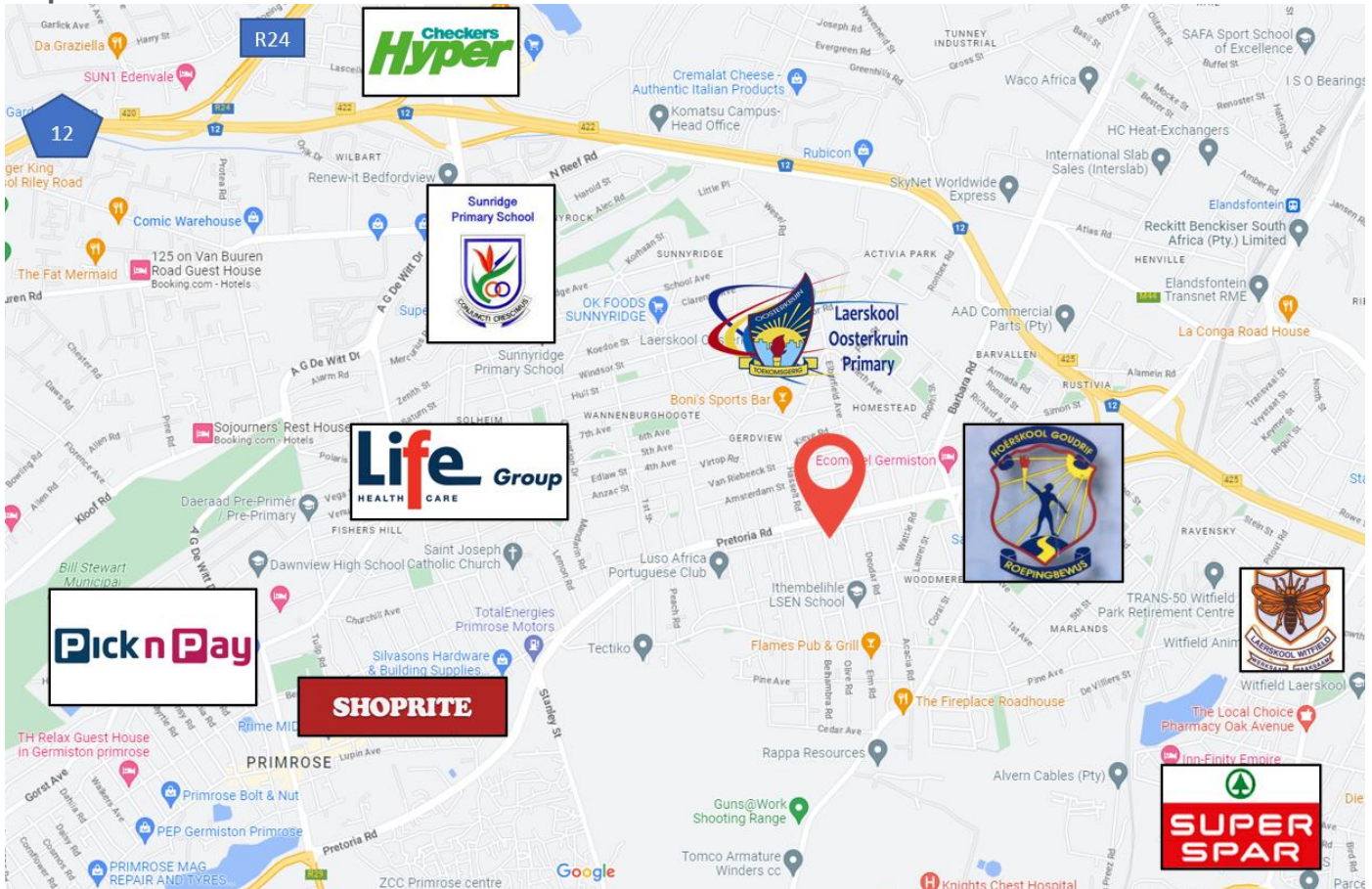




## Aerial



## Map



GPS Co-Ordinates 26°10'48.8"S 28°11'03.7"E  
-26.180222, 28.184347

## 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.

**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.