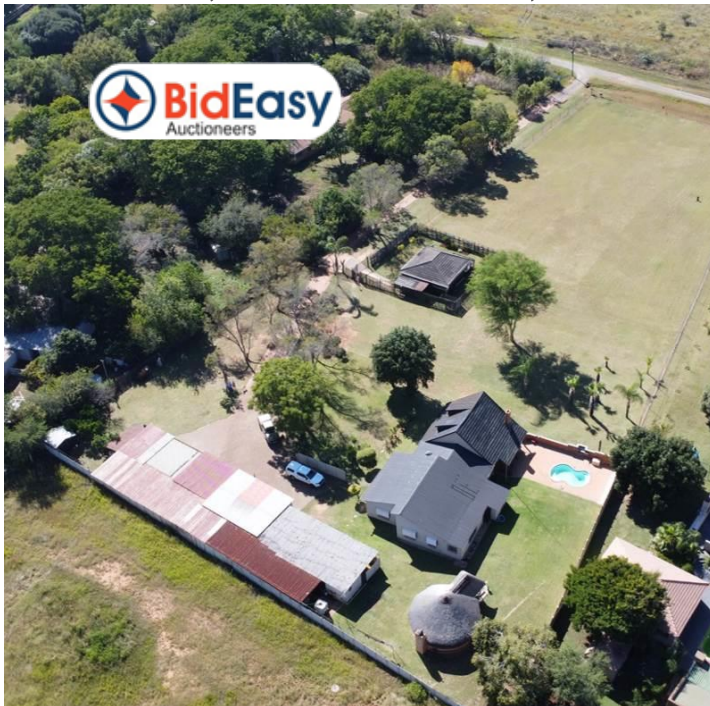


INFORMATION PACK

FOR

AGRICULTURAL HOLDING WITH FAMILY HOMES & WORKSHOPS 9957m²

PLOT 35, MAIN STREET, HEATHERDALE, PRETORIA



ON SITE AUCTION – Thursday, 1 June 2023 @ 11h00
Pieter Nel 084 8800 165| pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF HEATHERDALE AGRICULTURAL HOLDING 35, GAUTENG - JR

Known As: PLOT 35, HEATHERDALE, PRETORIA

Title Deed: T3911/1993

Extent: 9957m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: AGRICULTURAL



Property Information:

Beautiful 9957sqm agricultural holding with a large house and flat situated in the heart of Heatherdale in Pretoria North in a good geographical location, near the popular Akasia Golf Course (2.8km), schools (Hoërskool Akasia 1.9km, Laerskool Akasia 2.4km, and Hoërskool Gerrit Maritz 4.2km), shopping centers (Wonderpark Shopping Centre 3.5km) and hospitals with easy access to all the highways around Pretoria North precinct just off the R513 to Brits Road.



This tranquil smallholding located in Heatherdale AH has lots to offer with multiple homes, a large workshop, and enough space and privacy while being so close to all the amenities that Pretoria North has to offer.

Potential!! This property can generate additional income with the extra dwellings, the workshop, and the covered workspace.

This property is ideal for running a business from home such as furniture manufacturing, an autobody repair shop or the extra space can be used to establish storage units for an additional income stream.

Residential:

The house is divided into two separate sections with their own entrances. The flat is separate from the main house.

Section 1: This home has one bedroom with a big bathroom (shower) with space for a washing machine. The kitchen has high ceilings, beautiful wooden cupboards, and ample counter and storage space. There is a separate living area/ tv room and upstairs is a spacious loft that can be used as a second bedroom or/ and office space.

Section 2: This home has 3 bedrooms (main ensuite) and 2 bathrooms. The spacious kitchen has beautiful wooden cupboards, a gas hob, and a separate scullery. There is a living area, which can be used as a dining room or/and a lounge.

The property has a swimming pool, a large garden, an enclosed Lapa with a built-in braai, and ample parking space.

Flat: Open-plan kitchen and living room, 1 bedroom and 1 bathroom, patio, parking (undercover), garden, and fenced.

Additional to this property:

This property has a **360sqm workshop** with two staff ablutions, a covered workspace, and a 3x3m Wendy House for extra storage.

The location is perfect as Akasia is a fast pace developing area with a high population density with easy access to highways.

Property Description:

House: Section 1

- 1 Bedroom
- 1 Bathroom (Shower)
- Kitchen
- Loft (Second Bedroom / Office)
- Lounge / TV Room
- Covered Patio

Flat:

- 1 Bedroom
- 1 Bathroom (Shower)
- Kitchen
- Lounge / Dining Room (Open Plan)

Additional:

- Workshop
- 2 Outside Toilets
- Underroof Workspace (360 sqm)
- Wendy House (3m x 3m)

Rates & Taxes: ±R1 143.89

House: Section 2

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Laundry Area
- Lounge / Dining Room

Outside Area:

- Enclosed Lapa (Built-In Braai)
- Swimming Pool
- Built-In Braai (Open)

Photos – Outside





Photos – House: Section 1





Photos – House: Section 2





Photos – Flat



Photos – Outside Buildings





Aerial View



Heatherdale is a charming suburb situated on the northern slopes of the Magaliesberg Mountain Range. Soon the character will move from that of a residential area to that of a cosmopolitan development node.

Map



GPS Co-Ordinates 25°39'42.0"S 28°07'48.3"E
-25.661675, 28.130069

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.

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