

# INFORMATION PACK

FOR

**\*\*DECEASED ESTATE\*\***

# MODERN 2 BED SIMPLEX

4 LA BAMBA, 22 LILA AVENUE, ERASMUS, BRONKHORSTSPRUIT



ON SITE AUCTION – Tuesday, 25 July @ 11h00

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[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**SS LA BAMBA (510/2007), UNIT 4, ERASMUS EXT 5, GAUTENG - JR**  
**Known As: 4 LA BAMBA, 22 LILA AVENUE, ERASMUS, BHS**  
**Title Deed: ST65613/2007**  
**Extent: 62m<sup>2</sup>**  
**Master's Reference: 014488/2021 – MASTER OF THE HIGH COURT: PTA**  
**Local Authority: KUNGWINI LOCAL MUNICIPALITY**  
**Registration Division: JR**  
**VAT Status: The seller is NOT registered for VAT**  
**Zoning: RESIDENTIAL**

## Property Information

Modern and neat 2 Bedroom simplex in a popular and well maintained complex. The property is light and sunny. The unit has a carport.

The simplex is in a secure complex and has a small private garden and is pet friendly.

This property currently has a tenant in the property and the rent is R6 500.00. The lease is on a month-to-month basis.

### Property Details:

- 2 Bedrooms
- Open Plan Living Room
- Full Bathroom
- Private Garden
- Pre-Paid Electricity Meter
- Undercover Car Port

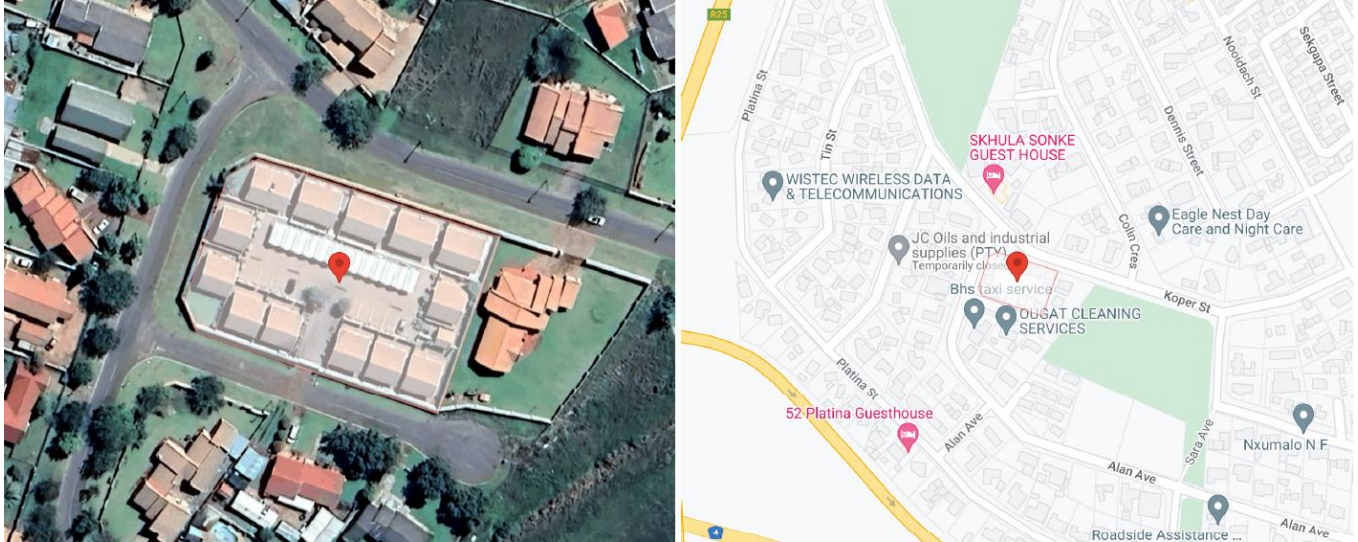
Rates & Taxes ± R290.58 p/m | Levies ± R844.00 p/m

Photos





## Map



**GPS Co-Ordinates 25°49'04.8"S 28°45'04.1"E  
-25.818007, 28.751138**

## 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:**

**Pieter Nel**

**084 8800 165**

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

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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.