

INFORMATION PACK

FOR

OLD EAST – NEAR TUKS

LARGE 4 BED HOME

WITH OFFICE & FLATLET

238 BOSHOFF STREET, NIEUW MUCKLENEUK, PRETORIA



ON SITE AUCTION – Wednesday, 12 July @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 6 OF ERF 362, NIEUW MUCKLENEUK, PRETORIA

Known As: 238 BOSHOFF STREET, NIEUW MUCKLENEUK, PRETORIA

Title Deed: T4263/2013

Extent: 941m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

LARGE HOME IDEAL PROFESSIONAL HOME OFFICE OR STUDENT ACCOMMODATION OPPORTUNITY

Property Information:

Large well maintained 4-bedroom home with separate flat & home office located in Boshoff Street Nieuw Muckleneuk – Near Brooklyn Mall. Nieuw Muckleneuk is one of the most exclusive Old East suburbs close to embassies, hospitals, the University of Pretoria (Tuks) , the Life Groenkloof Hospital, and a variety of schools including Anton Van Wouw.

This versatile double-story home is well designed to offer ample accommodation as well as private and luxurious outdoor entertainment and pool facilities. With limited changes, the home offers various opportunities:

HOME - There are 4 spacious bedrooms, 3 bathrooms, an open-plan kitchen with a scullery, a large living room with double-volume ceilings, a cinema room, an office / study, and 2 guest bathrooms. Private swimming pool and ample covered bar, braai and entertainment areas.

This property is perfect for an embassy / diplomat or a corporate residence.

PROFESSIONAL HOME OFFICE – One wing of the property is ideal for a home office as it has a separate entrance. There is space for 4 offices with a bathroom. There are 3 car ports.

STUDENT / PROFESSIONAL LETTING OPPORTUNITY – Currently there is an opportunity for 3 separate letting units on this property.

- 3 Bedrooms, Bathroom and Lounge with separate Entrance
- Flat with Bedroom, Bathroom and Kitchen
- 2 Bedroom, 2 Bathroom home with Kitchen, Cinema Room and Lounge.

All the units surround the common private entertainment area and pool.

There is a staff room on the property.

Property Description:

Upstairs:

- 4 Bedrooms (2 ensuite)
- 3 Bathrooms
- Office / Study
- Pajama Lounge
- Balcony

Downstairs:

- Kitchen (with Scullery)
- Dining Room
- Living Room
- Cinema Room
- 2 Guest Bathrooms

Outside:

- Covered Patio with Braai
- Entertainment Areas and Bar
- Swimming Pool
- **Staff Room**
- 1 Garage
- 3 Carports
- Garden Shed
- Courtyard

Rates & Taxes: ±R1 568.24 p/m

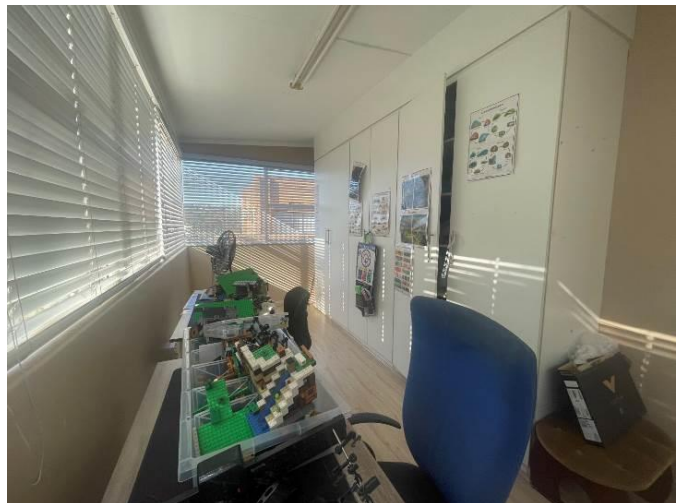
AERIAL VIEW

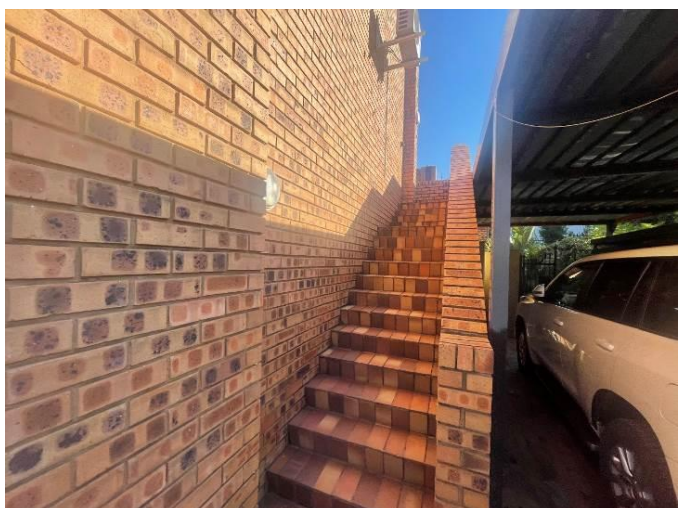


Photos

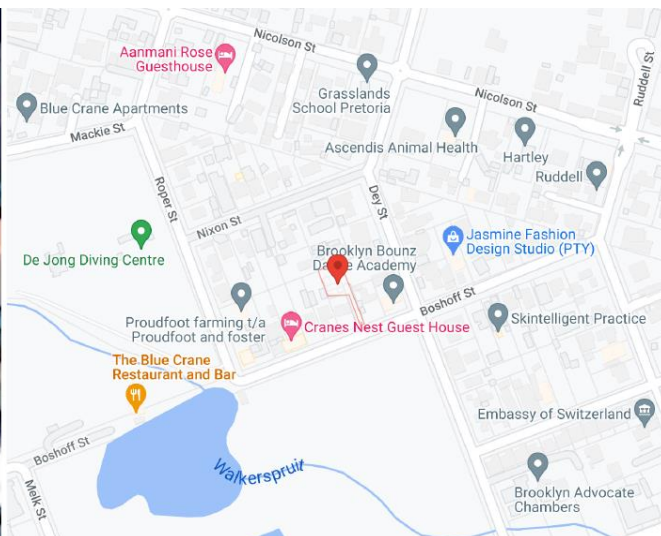








Map



Location



GPS Co-Ordinates 25°46'07.6"S 28°13'43.2"E
-25.768769, 28.228676

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

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