

# INFORMATION PACK

FOR

# 3 BED FAMILY HOME LARGE ERF *CENTRALLY LOCATED*

18 GERRIT MARITZ STREET, WESTONARIA, GAUTENG



ON SITE AUCTION – Thursday, 3 August 2023 @ 11h00  
Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

### Title Deed Information –

**PORTION 0 OF ERF 1759, WESTONARIA, GAUTENG - IQ**

**Known As: 18 GERRIT MARITZ STREET, WESTONARIA, GAUTENG**

**Title Deed: T39894/2019**

**Extent: 991m<sup>2</sup>**

**Local Authority: RAND WEST CITY LOCAL MUNICIPAL**

**Registration Division: IQ**

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

**Zoning: RESIDENTIAL**

## Property Information

Ideally located 3-bedroom family home in the heart of Westonaria opposite Laerskool Gerrit Maritz Primary School, walking distance from various shops and close to the Pick n Pay Centre (3 min / 850 m), Westonaria Shopping Centre (3 min / 1.1 km) and main and major routes.

The property offers 3 spacious bedrooms, 1.5 bathrooms with a shower over bath and ample storage (separate toilet), an open plan dining and living room, and a sunroom. The kitchen has a separate scullery with space for a washing machine and ample cupboard space.

**Additional** – Staff quarters with a toilet which can also be used as storage space or as a hobby room.

Outside you will find a very large garden, a single garage, and a double carport.

The house has an alarm system and security beams, with security gates and burglar bars.

Westonaria is a close-knit metropolitan area of ten suburban towns in the west of Gauteng province. It is situated in the West Rand of Gauteng, situated about 45 km west of Johannesburg and 18 km south of Randfontein.

## Property Details:

- 3 Bedrooms
- 1.5 Bathrooms
- Kitchen (with Scullery)
- Open Plan Living & Dining Room
- Sunroom
- Large Garden
- 1 Garage
- Double Carport
- Staff Quarters (with toilet)
- Alarm with Security Beams

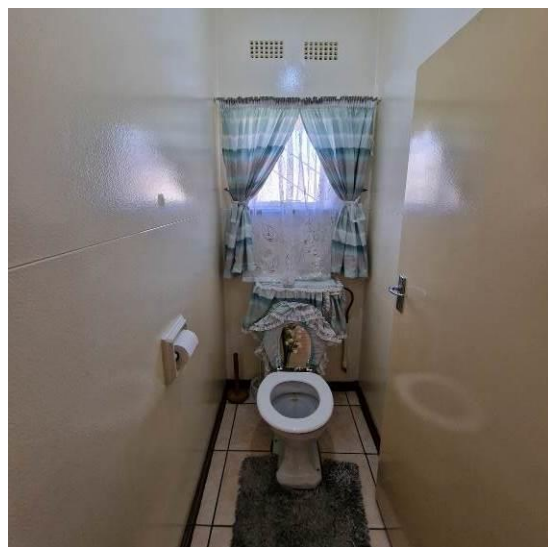
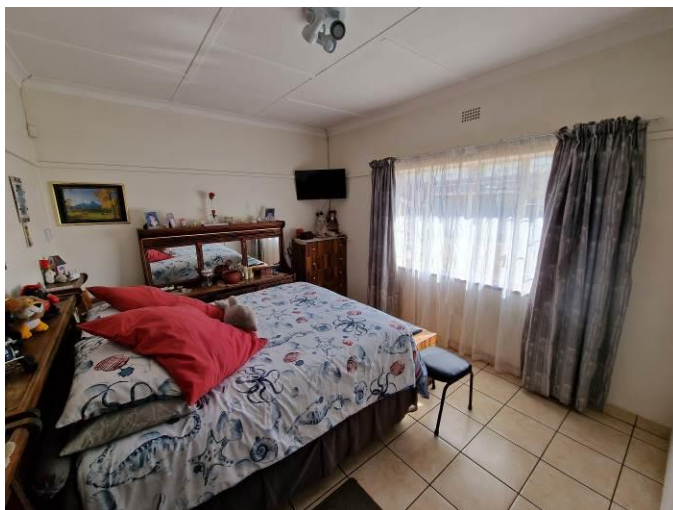
**Rates & Taxes ± R870.00 p/m**

## Aerial



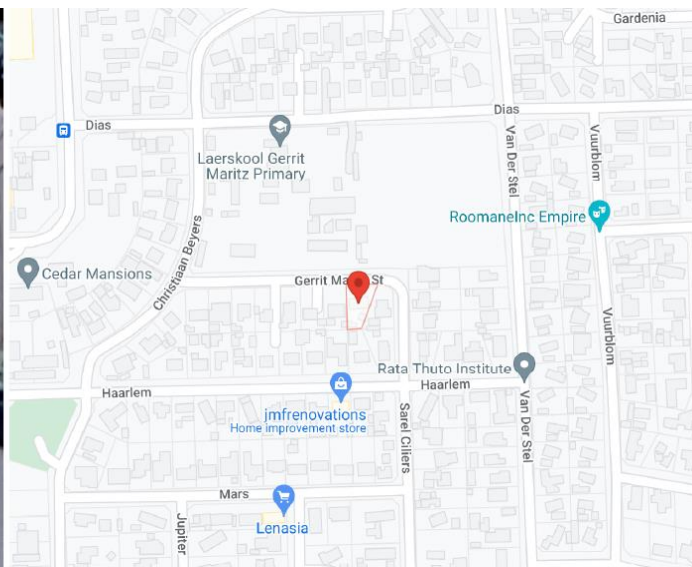
## Photos







## Map



GPS Co-Ordinates 26°19'25.5"S 27°39'22.2"E  
-26.323754, 27.656153



## 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**

**073 154 1745 / [dehan@bideasy.co.za](mailto:dehan@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.