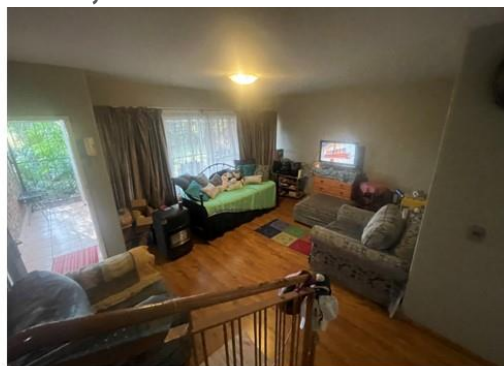


INFORMATION PACK

FOR

2 BED TOWNHOUSE **SELLER EMIGRATING**

1 STELLENBOSCH, 44 NATALIE AVENUE, MURRAYFIELD



ON SITE AUCTION – Thursday, 17 August @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS STELLENBOSCH (1976/46), UNIT 10, MURRAYFIELD

Known As: 1 STELLENBOSCH, 44 NATALIE AVENUE, MURRAYFIELD

Title Deed: ST15782/2016

Extent: 82.0000SQM

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Area Summary

The small complex is situated in the popular and established suburb of Murrayfield, in the eastern suburbs of Pretoria. With easy access to the N4 and the N1, and the major tributary of Lynnwood Road. Murrayfield is about 10 kilometers from Pretoria City Centre.

Murrayfield is a well-established residential suburb with community shopping centers, hospitals, and schools in close proximity, including Skuilkraans Laerskool, Wilgers Hoërskool, and The Willows High School. Major shopping centers like Lynnridge Mall, The Grove, and Menlyn are just minutes away.

This unit is ideal for First Time Homeowners entering the property market.

It is also an excellent investment opportunity. There is currently a tenant in the property on a month-to-month basis, with a rental income of R7 000.00pm. The tenant is willing to enter into a new lease, should an investor purchase the unit.

Property Description

The unit is a spacious 2 Bedroom unit with ample security. It is situated at one end of block with only one adjoining neighbor. The complex has big, beautiful gardens for families to enjoy where children and play.

The unit consists of:

2 Bedrooms
1 Bathroom (With Bath Shower)
Kitchen
Open Plan Lounge / Dining Room
Study Nook
Enclosed Patio
Lock Up Garage
Guest Parking

Rates & Taxes: ± R590.00 p/m

Levies: ±R 2,730.04 p/m

Photos

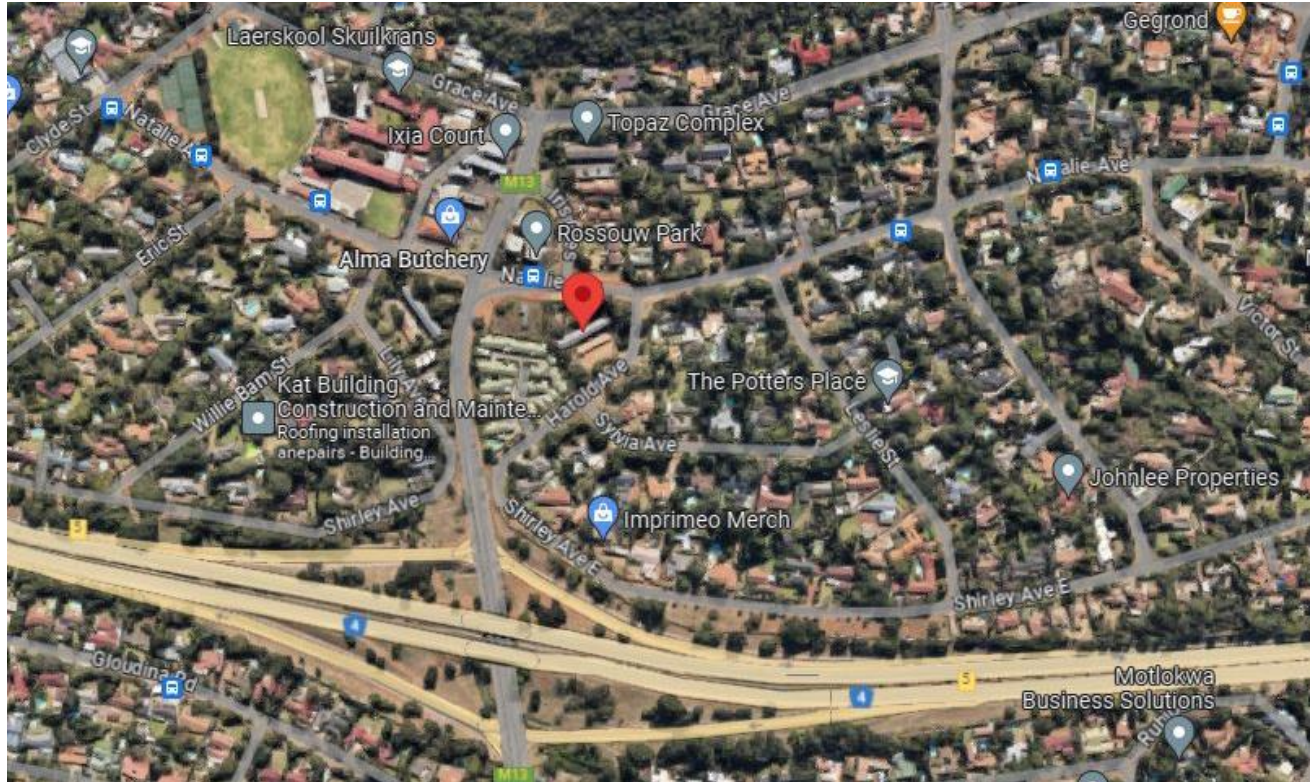




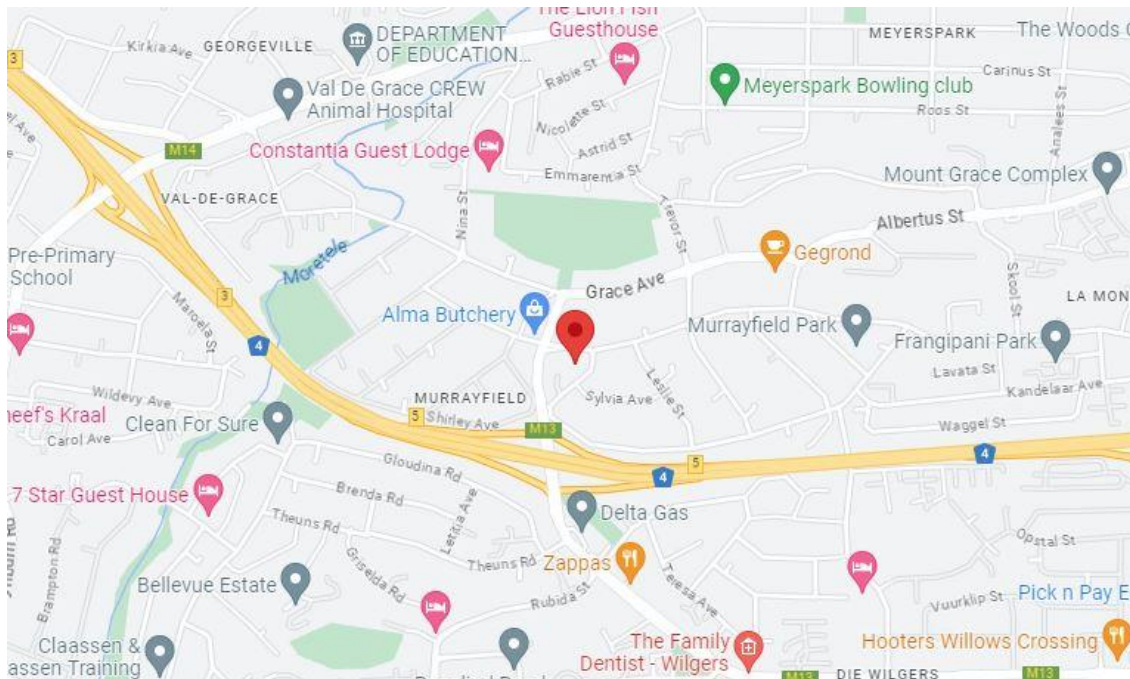




Aerial Shot



Map



GPS Co-Ordinates 25°45'01.7"S 28°18'19.4"E
-25.750474, 28.305376

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

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.