

INFORMATION PACK

FOR

MODERN 2 BED HOME SECURE UPMARKET COMPLEX LARGE GARDEN / ENTERTAINMENT AREA

1 YONDER HILL, 523 VIEW STREET, RIETVALLEIRAND



ON SITE AUCTION – Tuesday, 7 November 2023 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

SS YONDER HIL (524/2004), UNIT 1, RIETVALLEIRAND, GAUTENG - JR
Known As: 1 YONDER HILL, 523 VIEW STREET, RIETVALLEIRAND
Title Deed: ST128854/2004
Extent: 161m²
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
VAT Status: The seller is NOT registered for VAT
Zoning: RESIDENTIAL

Property Information

Immaculate 2-bedroom townhouse situated in the secure Yonder Hill Complex in Rietvalleirand with 24-hour security. This property is situated close to various schools such as Laerskool Elarduspark and Hoërskool Waterkloof, and is in close proximity to Cornwall View Centre, Elarduspark Centre and other shopping centers and restaurants.

This home is beautifully maintained and creates a good environment for children and pets to enjoy its spacious enclosed garden.

Downstairs is a modern open-plan kitchen, with ample cupboards and a pantry, a living space, and 2 bedrooms with built-in cupboards. The main bedroom has an ensuite bathroom with a shower and there is also a second bathroom.

Upstairs there is a spacious double-volume loft which can be easily converted to a third bedroom or be used as an additional lounge, which leads to a large partially covered entertainment area with a built-in braai with beautiful views.

The unit has a double-covered carport and ample visitor parking and is fiber connection ready. Outside you will find a patio overlooking the established and beautiful garden.

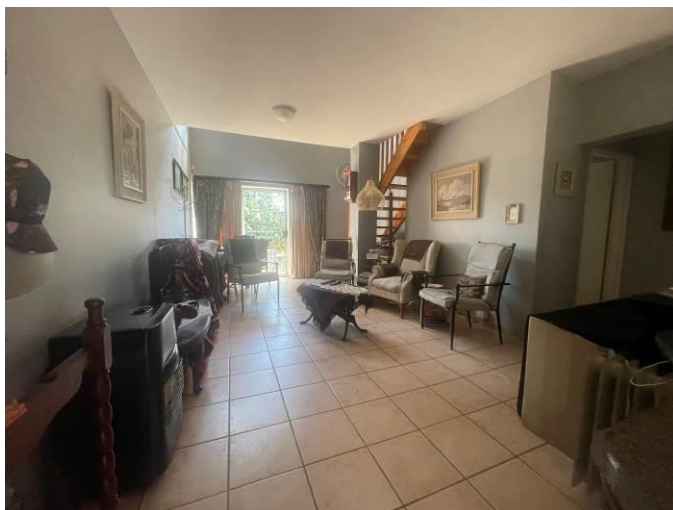
The complex has a communal swimming pool and a braai area with beautiful gardens.

Property Improvements

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Living / Dining Room
- Loft
- Entertainment Area (Built-In Braai)
- 2 Covered Carports
- Enclosed Garden

Rates & Taxes: ± R720.00 p/m / **Levy:** ± R4 050.00 p/m

Photos



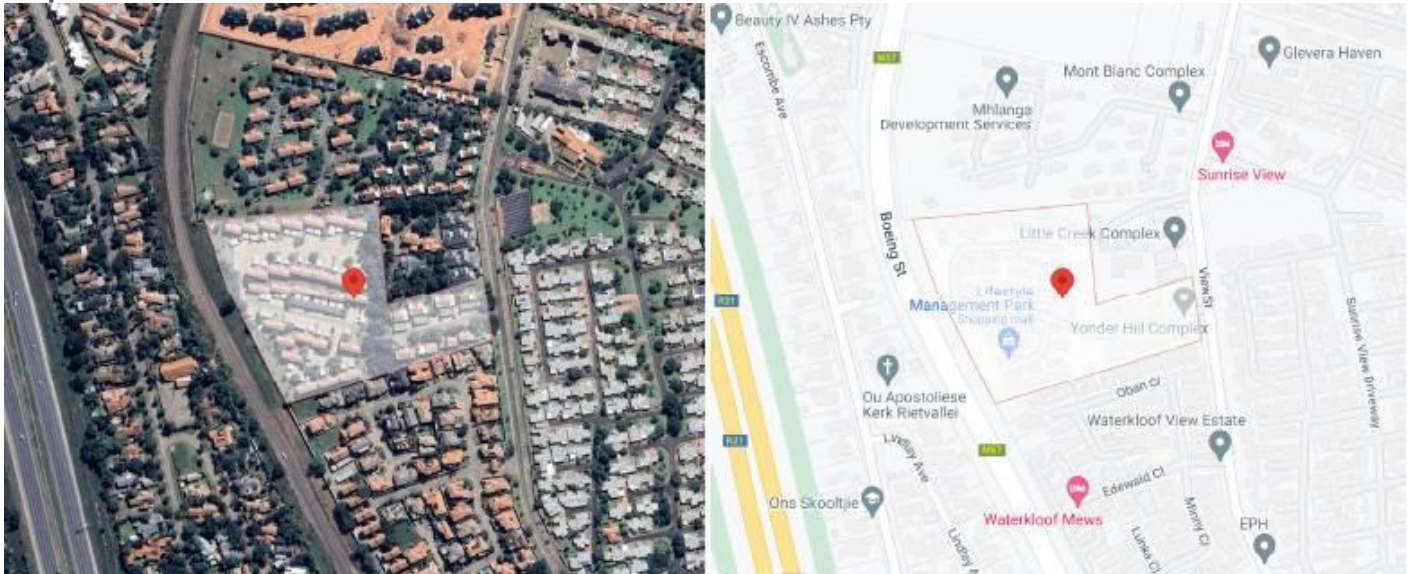




Photos – Communal Area



Map



GPS Co-Ordinates 25°50'26.0"S 28°15'08.7"E
-25.840568, 28.252402



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:

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