

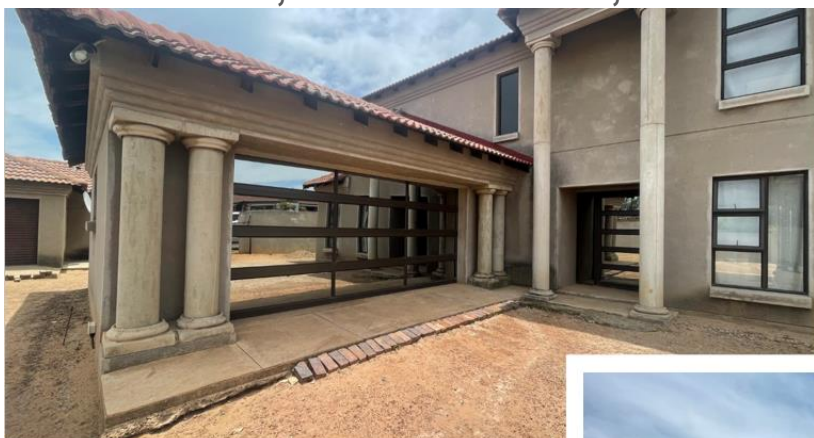
INFORMATION PACK

FOR

5 BED FAMILY HOME WITH 2 BED FLAT

PARTIALLY COMPLETED

1218 LIEN-HUA, CULTURA PARK, BRONKHORSTSPRUIT, GAUTENG



ON SITE AUCTION – Wednesday, 6 December @ 14h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PTN 0 OF ERF 1218, ERASMUS EXT 8, GAUTENG - JR

Known As: 1218 LIEN-HUA, CULTURA PARK, BRONKHORSTSPRUIT, GAUTENG

Title Deed: T57803/2016

Extent: 1303m²

Local Authority: KUNGWINI LOCAL MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Information

This property screams incredible potential with **multiple dwellings on a large stand** and is nestled in the popular Cultura Park, close to all the amenities that Bronkhorstspuit has to offer and near various schools with easy access to the N4 highway.

This property boasts a significant double-storey main house with the foundation, framing, and basic infrastructure in place, allowing you to focus on the personalized finishes. This house has aluminum window frames and doors with a well-designed floor plan. The electrical, plumbing, and wet work was completed with only the kitchen, bathrooms, and finishes left to be completed to your exact preferences and specifications.

The house consists of 5 bedrooms (3 ensembles) and 4.5 bathrooms. The main bedroom has an ensuite bathroom and is located upstairs with 2 additional bedrooms and an office/study. The other 2 bedrooms share a bathroom. The pajama lounge / TV room has a fireplace with access to the balcony with beautiful views.

Downstairs is a kitchen with a separate scullery and pantry, a living area, and a dining room. Both the living areas have stacker sliding doors opening onto the covered patio overlooking the garden. There is a double garage with an automated glass and aluminum door.

The flat has 2 bedrooms, 1 bathroom, a living area, and a single garage which is ideal as an in-law / granny suite or has the potential to be rented out for additional income.

Rates & Taxes: ± R823.09

Property Details:

Main House

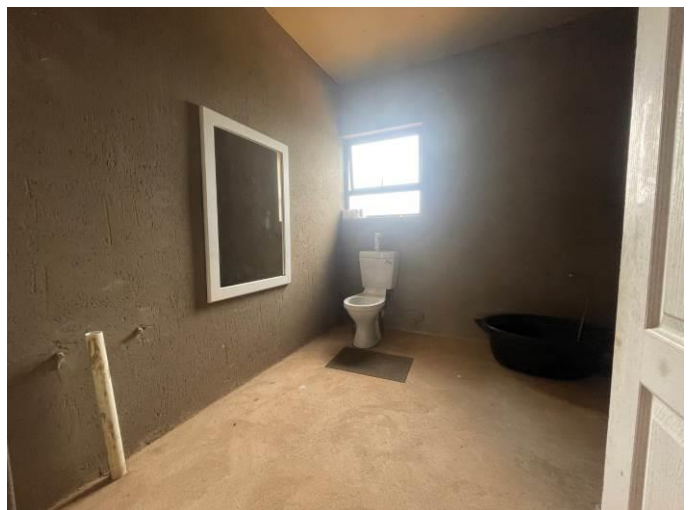
- 5 Bedrooms (3 Ensuite)
- 4 Bathrooms
- Guest Toilet
- Living Room
- Dining Room
- Pajama / TV Room
- Kitchen (Separate Scullery & Pantry)
- Covered Patio
- Balcony
- Large Garden
- Double Garage

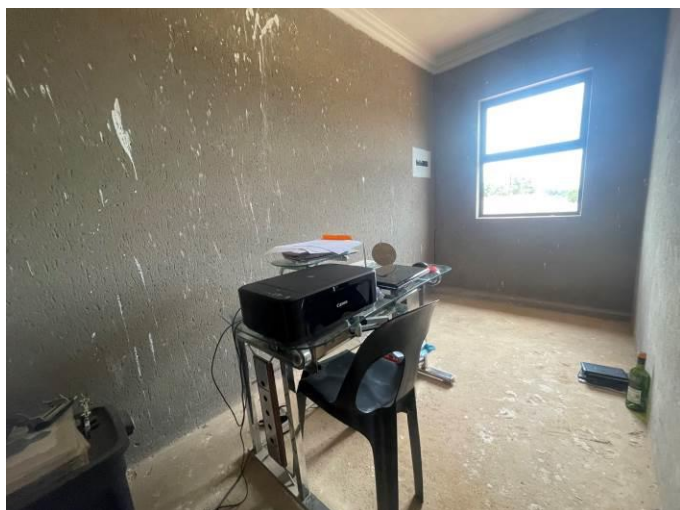
Second Dwelling

- 2 Bedrooms
- 1 Bathroom
- Living Area
- 1 Garage

Photos – Main House







Photos – Second House



Map



GPS Co-Ordinates 25°49'17.5"S 28°44'22.5"E
-25.821527, 28.739586



Terms & Conditions

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

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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.