

INFORMATION PACK

FOR

LARGE FAMILY HOME OFF THE GRID

90 GREENWAY ROAD, GREENSIDE, JOHANNESBURG

****OWNER EMIGRATING – MUST SELL****



ON SITE AUCTION – Thursday, 7 December @ 14h00

Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PTN 0 OF ERF 240, GREENSIDE, GAUTENG - IR

Known As: 90 GREENWAY ROAD, GREENSIDE, JOHANNESBURG

Title Deed: T62828/2005

Extent: 1012m²

Local Authority: CITY OF JOHANNESBURG

Registration Division: IR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Information

Large family home within walking distance of Greenside Primary as well as Greenside High School and near several other good schools such as Jan Celliers Primary, Laerskool Louw Geldenhuys, Hoërskool Linden, Parktown Girls, and De La Salle Holy Cross College.

Greenside is a leafy sought-after suburb close to the Emmarentia Botanical Gardens and Emmarentia Dam where the Dabulamanzi Canoe Club, Sailing Club, and underwater divers are situated. Parkview Golf Course and the Pirates Sporting Club are also in close proximity.

Village Green Shopping Center nearby provides for most needs including a Woolworths Food, PostNet, Post Office, optometrist, salon, and coffee shop.

This home has beautiful finishes, including high steel pressed ceilings, stained glass windows and doors, and wooden floors in excellent condition. The home has been beautifully maintained and modernized with many of the original features and state-of-the-art finishes.

The house offers 3 spacious bedrooms with lots of natural light. The main bedroom has a fireplace and a modern ensuite full bathroom. The other two bedrooms have newly installed soft-touch closets and share a bathroom with a bath. There is a separate guest toilet.

The kitchen has a contemporary feel with beautiful white cupboards and a large island with ample storage and counter space. There is a wine cellar and a utility room adjoining the kitchen. The dining room forms part of the kitchen.

There is a spacious living room / TV room that has a fixed projector and surround sound installed.

The study is situated privately on one side of the house with large stack sliding doors perfect to use as a home office or as a 4th bedroom.

The patio is just off the kitchen and great for entertaining friends and family with a gas braai and gas stove overlooking the established green garden and the swimming pool. The patio can be enclosed with screening blinds for privacy. The swimming pool has a sliding wooden deck platform that covers the pool.

There is a large established garden with a tree house for children to play. The property has a borehole feeding 4 water storage tanks, a single garage, and a covered carport with space for 4 vehicles.

Egoli Gas supplies the property with gas and is fully utilized with 3 gas geysers, 2 gas heaters, and the gas stove and braai. There are 8 x solar panels with an inverter system installed.

In addition, the property has a flat with an ensuite bathroom. The storeroom adjoining the flat has the potential to be converted into a kitchen for the flat.

Rates & Taxes: ± R2,593.35 / **Gas Rates:** ± R541.66

Property Details:

- 3 Bedrooms
- 2 Bathrooms
- Guest Toilet
- Kitchen
- Wine Cellar
- Utility Room
- Living Area / TV Room
- Study
- Covered Patio
- Flat (1 Bedroom & Bathroom)
- Swimming Pool
- Garden
- Storeroom
- Single Garage
- Covered Carport (4 Vehicles)
- 8 x Solar Panels
- Inverter
- Electric Car Charger
- Borehole
- 4 x Water Storage Tanks

Photos

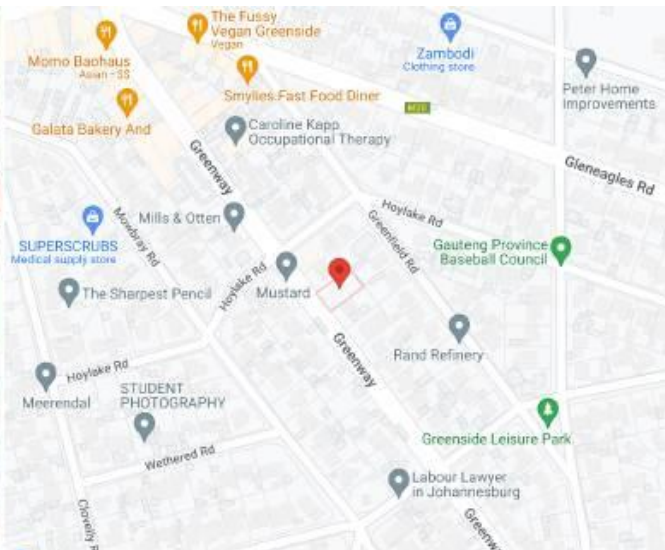




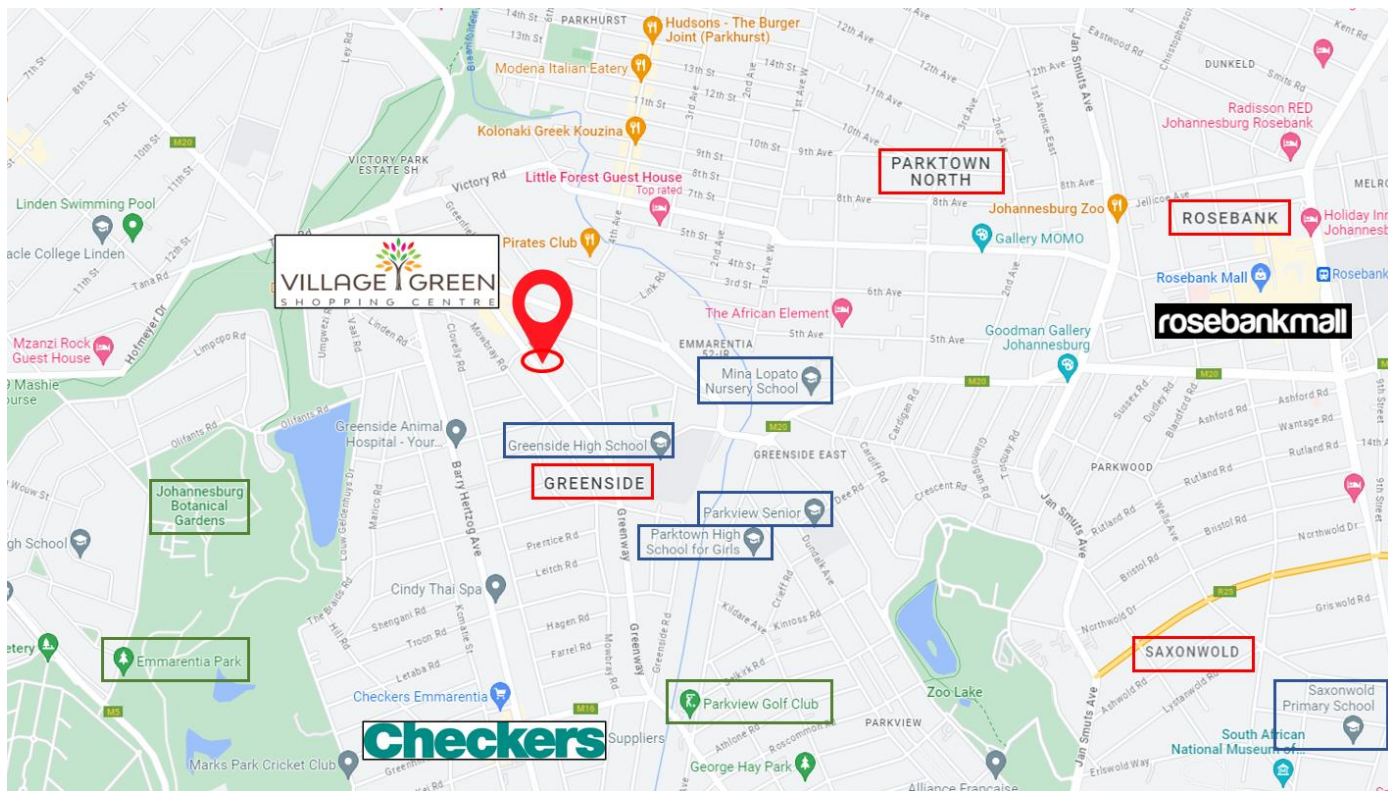




Map



GPS Co-Ordinates 26°08'55.2"S 28°00'48.9"E
-26.148658, 28.013574



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:

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Disclaimer

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