

INFORMATION PACK

FOR

DESIGNER 3 BED HOME

NEW YORK STYLE APARTMENT

PRIVATE GARDEN

UNIT 4, 102 ON CLUB, 102 CLUB AVENUE, WATERKLOOF



ON SITE AUCTION – Thursday, 18 January 2024 @ 11h00
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Property Information:

SS 102 ON CLUB (848/2008), UNIT 4, WATERKLOOF RIDGE, JR

Known As: 4, 102 ON CLUB, 102 CLUB AVENUE, WATERKLOOF RIDGE

Title Deed: ST119295/2008

Extent: 277m2

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

3 BEDROOM DESIGNER APARTMENT

Luxurious, Secure, Private. Contemporary lock-up-and-go lifestyle. A rare property!

This light and bright designer home is situated in the sought-after complex in the hub of the old east of Pretoria with open north facing views, close to numerous restaurants and bars, schools, shopping centers and major routes.

The high-volume entertainment rooms with suspended ceilings offer an elegant and inviting open plan space on the ground floor. The living rooms and kitchen flow out onto the deck and lead to the private lush garden and pool area, expanding the interior seamlessly to the outdoors.

The elegant kitchen opens to the living rooms and to the pool area. There is also an office nook under the staircase and a large guest toilet on the ground floor.

There are three large modern bedrooms on the upper level, all-en-suite, within a safe zone. The main bathroom has an extra-large shower and a dressing room.

Landscaped tree filled garden, security, staff accommodation, guard house and ample parking make this complex special.

This property is an ideal **INVESTMENT OPPORTUNITY**. It has been rented out to the higher end of the diplomatic community for a number of years without any vacancies.

Property Description:

- Open Plan
- Lounge
- Dining Room
- Ultra-Modern Kitchen
- Scullery & Laundry
- Office / Study Nook
- Guest Toilet
- Outside Dining Area
- Patio with Deck
- 3 Bedrooms (all-en-suite)
- 3.5 Bathrooms
- Safe Zone
- Inverter Backup Power System
- Swimming Pool
- Private Landscaped Garden
- 2 Parking Bays
- Staff Accommodation
- Alarm System
- Ample Parking (undercover)

Additional Notes:

- Levy includes maintenance and upkeep of the private patio, braai and pool (once a week), as well as the common areas.

This unit is an **excellent investment opportunity**.

The property is ideal for young professionals and those of you who are planning to scale down. The nature of the property also lends itself to professionals who travel a lot and require a safe and secure lock up and go.

Levy: ± R3 400.00 p/m

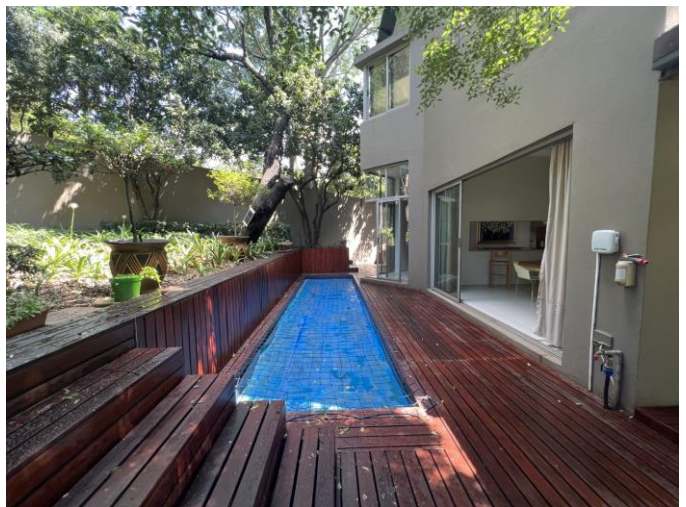
Rates & Taxes: ± R2 662.93 p/m





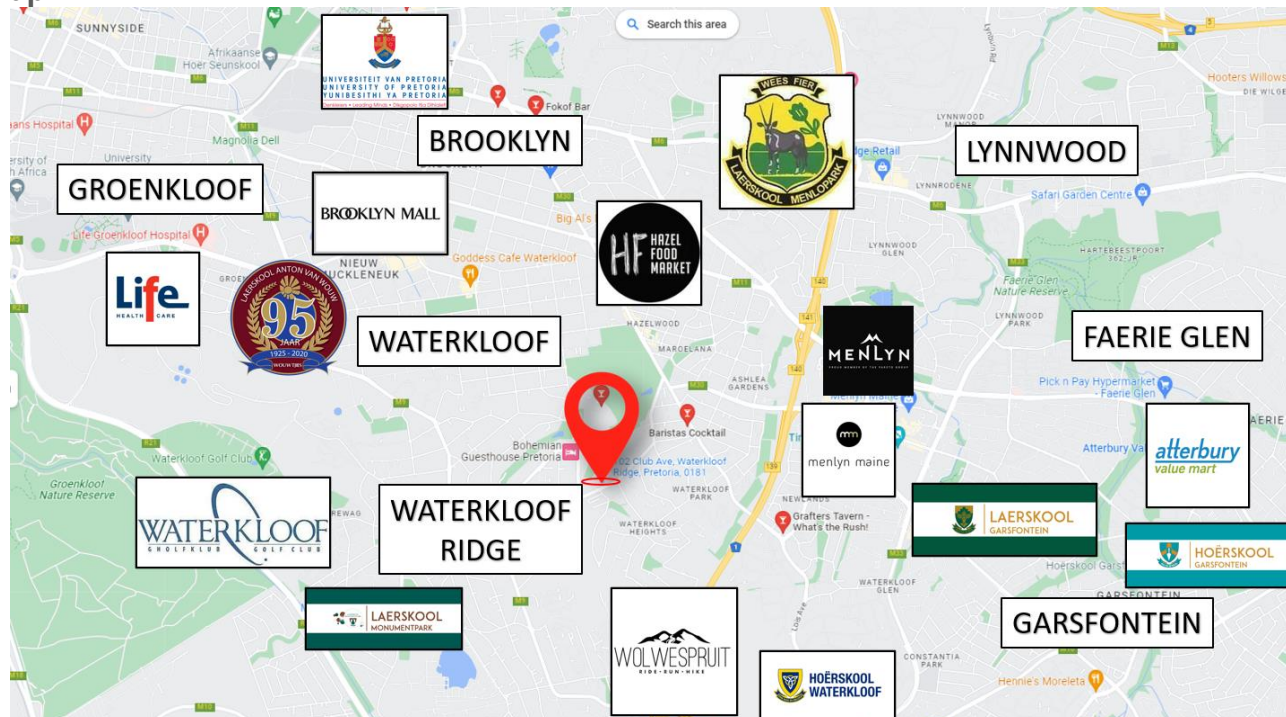








Map



GPS Co-Ordinates 25°47'27.8"S 28°15'10.8"E
-25.791055, 28.252986

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.

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