

INFORMATION PACK

FOR

2 BEDROOM APARTMENT

CENTRALLY LOCATED

502 VANDAG, UNIT 34, 146 STEVE BIKO RD, SUNNYSIDE, PRETORIA

****DECEASED ESTATE****



ON SITE AUCTION – Tuesday, 26 March 2024 @ 13h00

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Property Information

Title Deed Information –

SS VANDAG (1/1982), UNIT 34, SUNNYSIDE, GAUTENG – JR

Known As: 502 VANDAG, UNIT 34, 146 STEVE BIKO ROAD, SUNNYSIDE, PRETORIA

Title Deed: ST87010/2003

Extent: 78m²

SS VANDAG (1/1982), UNIT 87, SUNNYSIDE, GAUTENG – JR

Known As: PARKING SINGLE GARAGE (UNIT 87)

Title Deed: ST87011/2003 – EXCLUSIVE USE AREA

Extent: 17m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

Masters Reference: 006142/2020 – MASTER OF THE HIGH COURT SOUTH: PTA

Zoning: RESIDENTIAL

VAT Status: The seller is NOT Registered for VAT

Property Information

This 2-bedroom apartment is situated in Sunnyside in Pretoria close to public transport routes, and necessary amenities such as shopping centers, schools, and medical facilities with easy access to major and main routes.

Conveniently located on Steve Biko Road, the complex is within walking distance of Sunnypark Shopping Centre, Jubilee Square, UNISA –Sunnyside Campus, TUT Sunnyside Campus, and Sunnyside Primary School.

The apartment consists of 2 bedrooms, 1 bathroom, a lounge, and a kitchen with ample cupboards and storage space with enough room for appliances.



The main bedroom is spacious in size. The bedrooms share a bathroom with a bath and basin and have a separate toilet. There is a sunroom which can also be used as a study or potentially a 3rd bedroom.

The unit has a single lockable allocated garage.

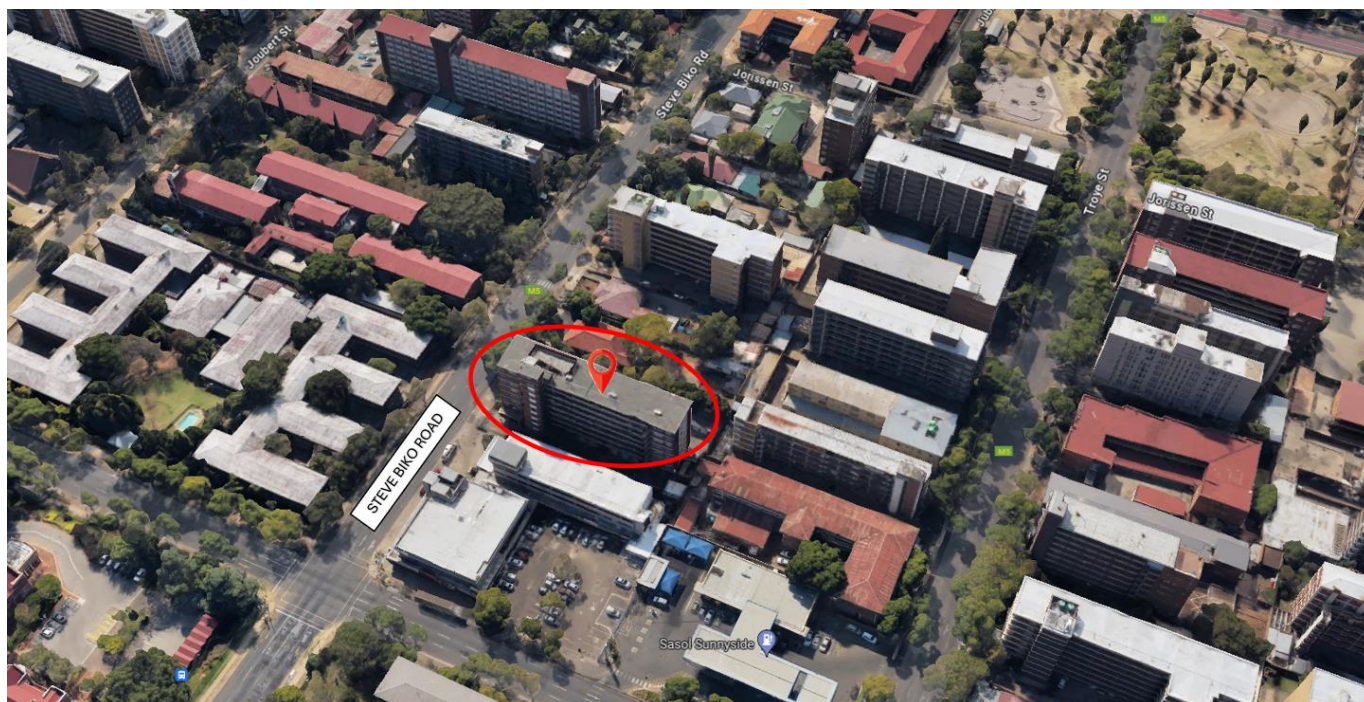
The rental income for this unit is ± R4,500.00 per month on a month-to-month basis.

The complex has an access gate and is walled/fenced with a lift and 24/7 security.

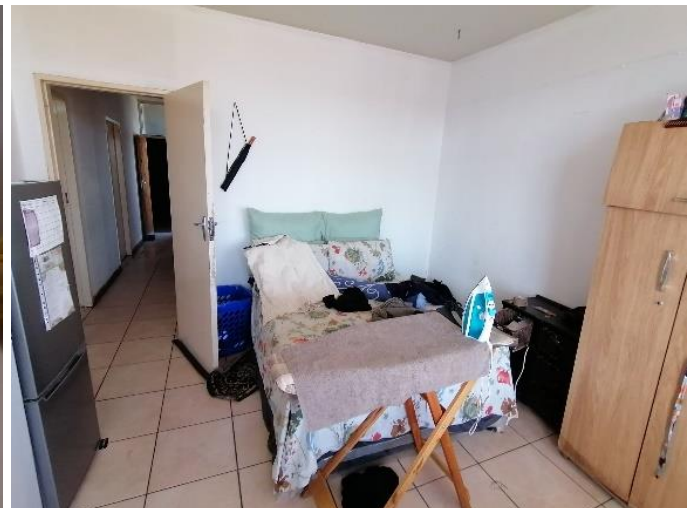
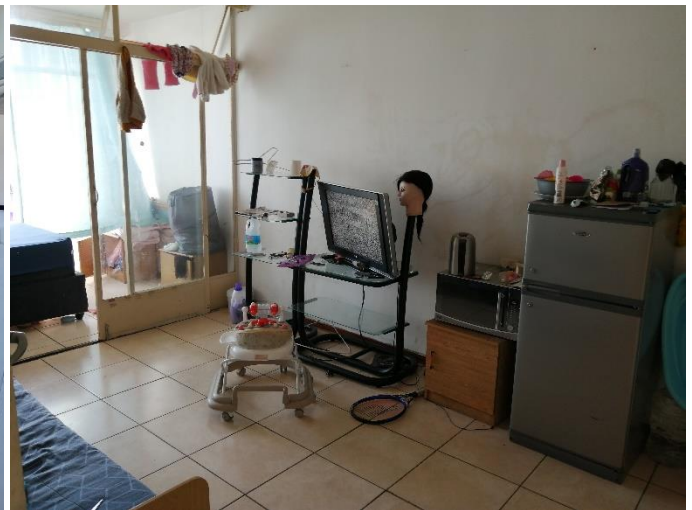
Rates & Taxes ± R 208.83 | Levy ± R 2,513.64 (Parking Levy Included)

Property Details:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge
- Sunroom
- Single Garage (Unit 87 – Exclusive Use Area)



Photos





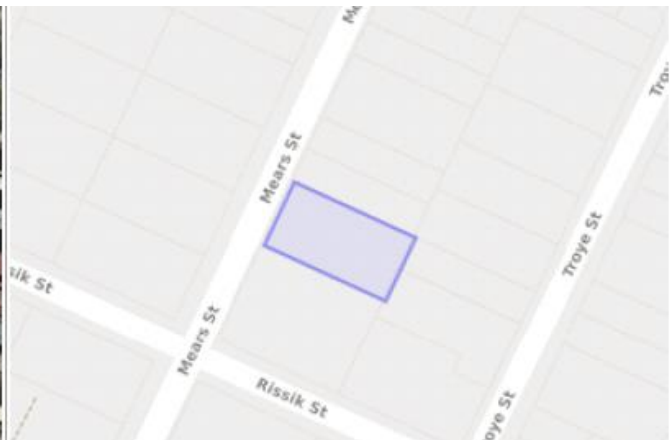
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Aerial View





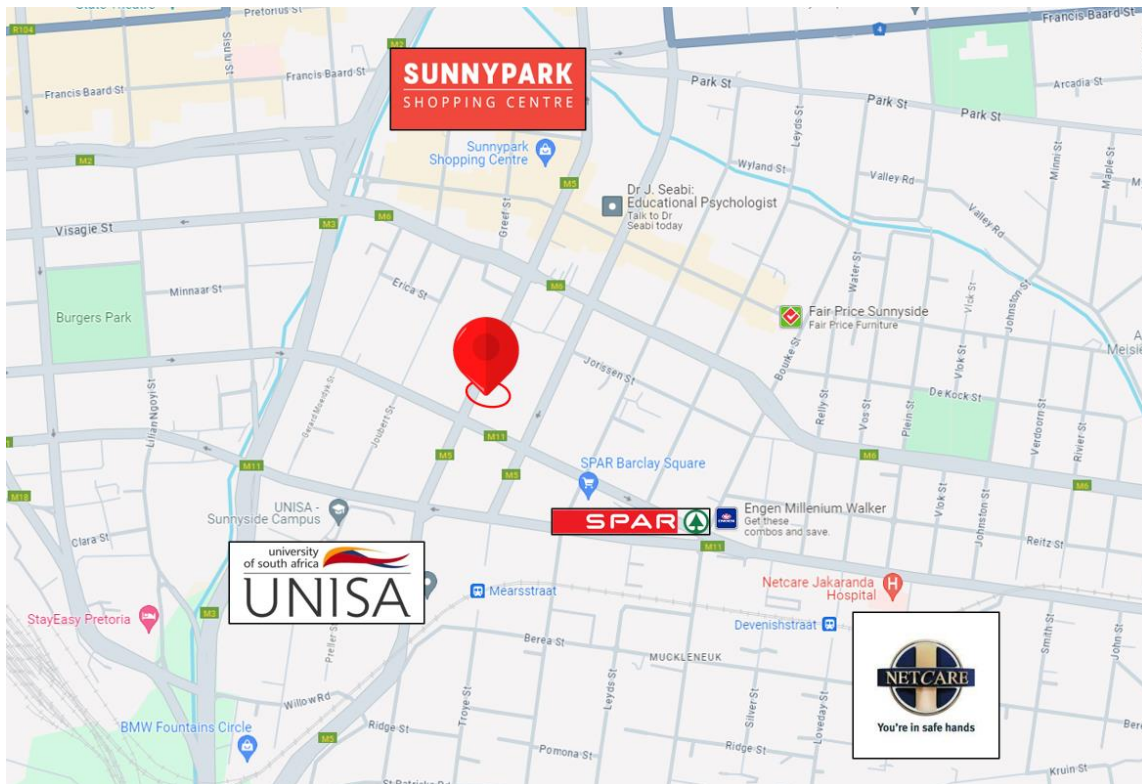
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Map



GPS Co-Ordinates 25°45'19.8"S 28°12'06.2"E
-25.755498, 28.201718



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with a Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, payable on the fall of the hammer.

45 Days for Guarantees.

14 Days Confirmation Period.

For more information or to pre-register, please contact:

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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. Barwedi reserves right to remove / add assets / lots without notice before or on auction day.

