

# INFORMATION PACK

FOR

# MODERN 3 BED

# FAMILY HOME

# LARGE GARDEN & POOL

2 LYTTELTON MANOR 2270, 25B TIEROOG STR, LYTTELTON MANOR, CENTURION



**ON SITE AUCTION – Wednesday, 22 May 2024 @ 11h00**  
**Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)**

## Property Information

Title Deed Information –

**SS LYTTELTON MANOR 2270 (56/1997), UNIT 2, LYTTELTON MANOR, GAUTENG - JR**

**Known As: 2 LYTTELTON MANOR 2270, 25B TIEROOG STREET,  
LYTTELTON MANOR, CENTURION**

**Title Deed: ST69886/2020**

**Extent: 149m<sup>2</sup>**

**Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

**Registration Division: JR**

**Province: GAUTENG**

**Zoning: RESIDENTIAL**

**VAT Status: The seller is NOT registered for VAT**

## Property Information

This modern family home is situated in the popular Lyttelton Manor suburb in Centurion in a quiet cul-de-sac and is close to Centurion Mall ( $\pm$  4 km), Doringkloof Mall ( $\pm$  1.5 km), and Irene Village Mall ( $\pm$  7.5 km). Due to its central location, Lyttelton Manor is a popular area to live in with its well-maintained and developed environment.

The main roads provide easy access to the highways leading to Johannesburg, Krugersdorp, Midrand, Pretoria, OR Tambo International Airport as well as Lanseria Airport.

The suburb has several schools, outdoor parks, medical facilities, and shopping centers in close vicinity.

This home has a spacious well-designed and modern layout with an open-plan kitchen and dining area. The kitchen has been newly redone with beautiful contemporary finishes, ample counter and storage space, and a scullery. The living room is spacious in size with a fireplace and stylish features.

The spacious main bedroom has an ensuite bathroom with a bath. The other 2 bedrooms share a second bathroom with a shower. The bedrooms have beautiful built-in cupboards and lots of natural light.

Outside you will find a large garden, a swimming pool, and an enclosed Lapa perfect for entertaining friends or family or which can be utilized as an office or hobby room.

The property has an automated double garage, ample undercover parking, 2 aircons, Openserve fibre installed, and an alarm system.

This home has beautiful quality finishes with a modern interior and spacious exterior.

**Rates & Taxes:  $\pm$  R459.97 p/m**

## Area Summary

Lyttelton Manor is a popular suburb in Centurion and is centrally situated near shopping centers and amenities with a well-maintained and developed environment.

Conveniently situated between Johannesburg and Pretoria, Centurion is an ideal area for the up-and-coming businessperson. With main access routes connecting Centurion with every important center in Gauteng, commuting to nearby metropolitan areas and towns is hassle-free. The main roads provide easy access to the highways leading to Johannesburg, Krugersdorp, Midrand, Pretoria, OR Tambo International Airport as well as Lanseria Airport.

The family-oriented suburb has several schools including Centurion High, Lyttelton Manor High, Fleur Primary, Louis Leyboldt Primary, Lyttelton Primary as well as the Tshwane South College.

The suburb is bordered by the Groenkloof Nature Reserve to the North, Clifton Avenue to the West, Smuts Avenue to the East (Waterkloof Airforce Base), and Limpopo Avenue to the South (Doringkloof).

Medical Centers are close by including the Unitas Hospital on Cantonments Road, Vista Clinic on Gerhardt Street, Centurion Eye Hospital on Clifton Avenue, Cradock Medical Centre in Cradock Avenue as well as the Provincial Clinic in Rabie Street.

The area has nine parks and open areas for young and old alike to utilize for playing, jogging, or walking. Virtually all types of sports clubs are found in the area including karate, dance, tennis, bowls, athletics, shooting, baseball, rugby, netball, and gymnastics.

The Gautrain station in West Street provides secure parking and is situated about 4 km from Lyttelton, providing easy access for commuters to access the Gautrain. A dedicated Gautrain bus service also runs through Lyttelton.

## Property Description

- 3 Bedrooms
- 2 Bathrooms
- Kitchen (with scullery)
- Dining Area
- Living Room
- 2 x Aircons
- Alarm System
- Openserve Fibre Installed
- Large Garden
- Swimming Pool
- Lapa
- Automated Double Garage
- Undercover Parking
- JoJo Tank

Photos



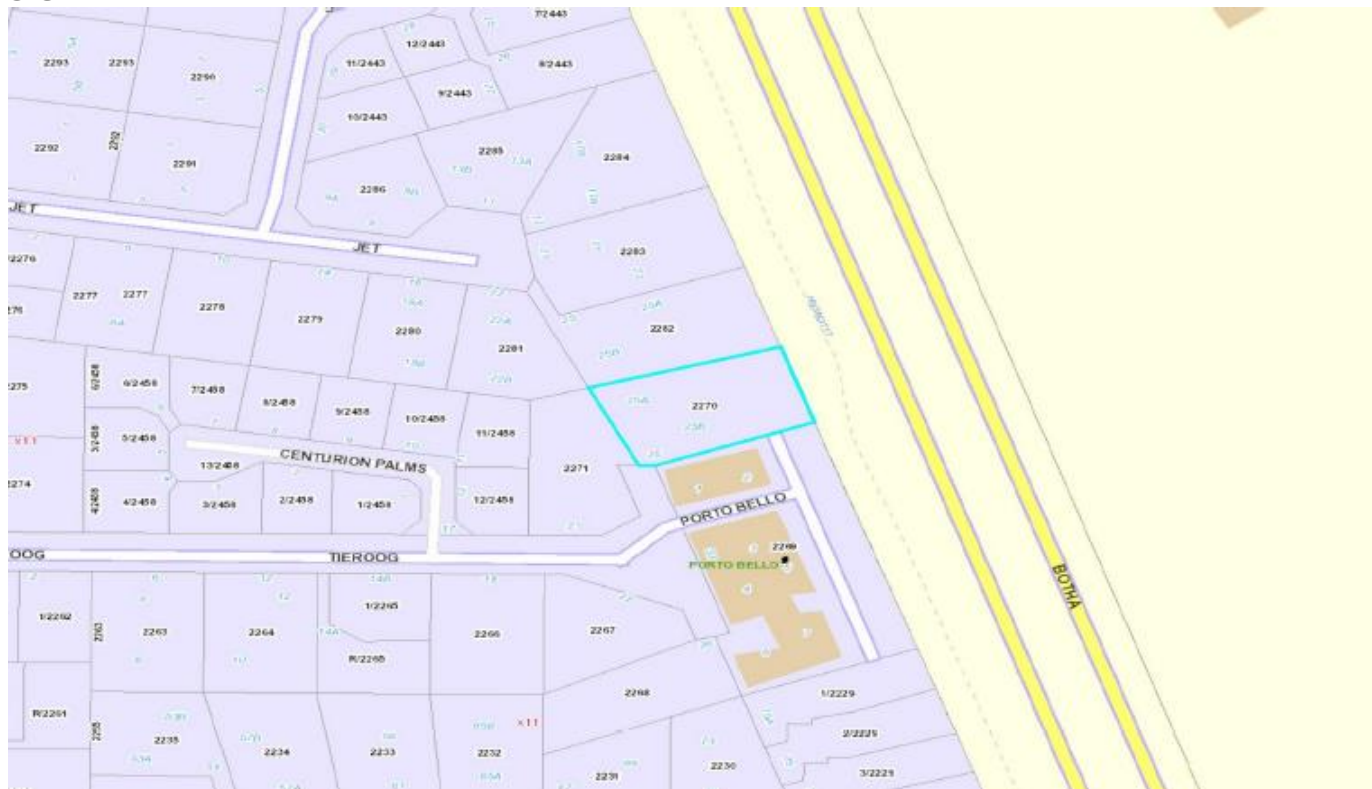




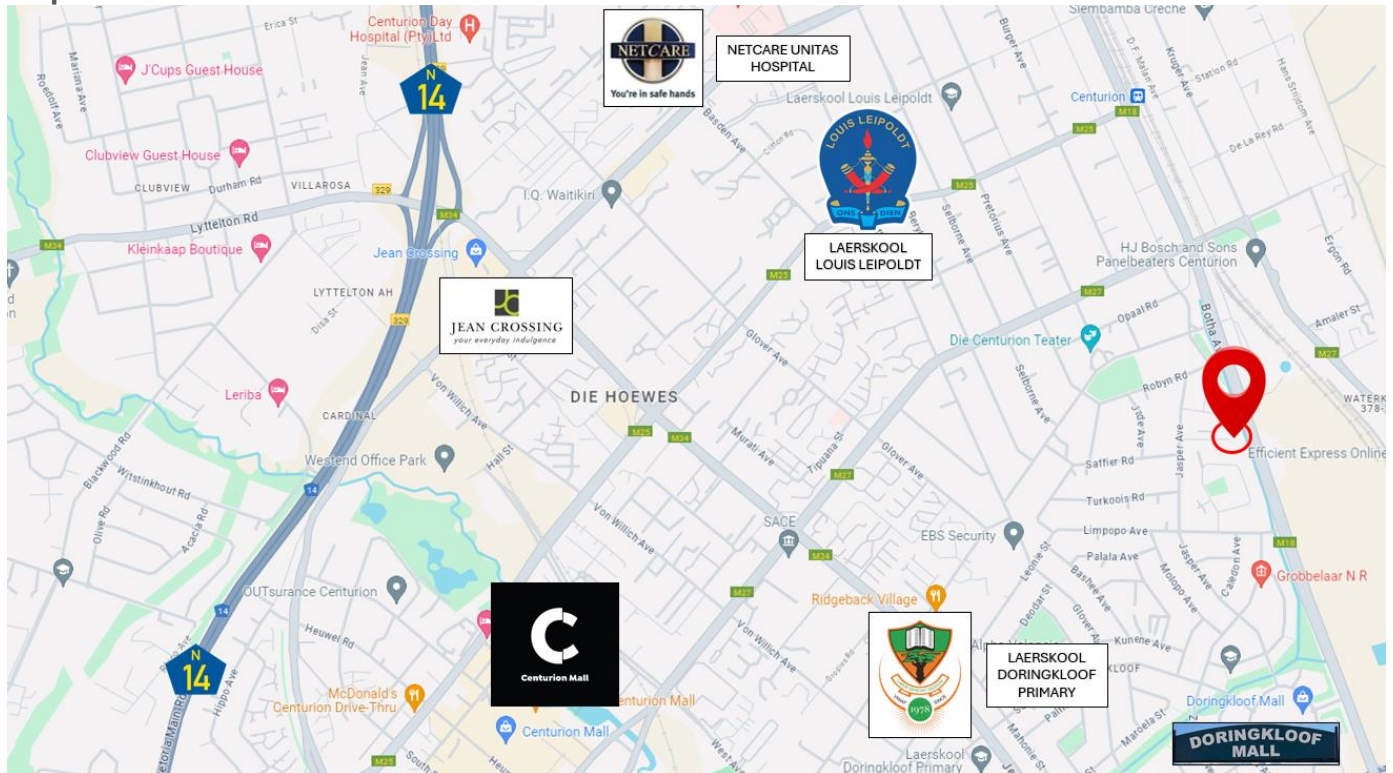
## Aerial



## GIS



## Map



GPS Co-Ordinates 25°50'46.7"S 28°12'52.0"E  
-25.846291, 28.214432

## 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:

**Dehan Engelbrecht**

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