

INFORMATION PACK

FOR

MODERN FAMILY HOME WITH FLAT & POOL

4 GLAMORGAN AVE, DALPARK, BRAKPAN



ON SITE AUCTION – Thursday, 20 June 2024 @ 11h00

Pieter 082 5757 302 | pbeukes@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 150, DALPARK, GAUTENG – IR

Title Deed:	T4431/2023
Extent:	1218m²
Known As:	4 GLAMORGAN AVE, DALPARK, BRAKPAN
Local Authority:	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Description

Remarkable 3-bedroom property with flatlet, all in immaculate condition. Conveniently located in the heart of Dalpark Proper in Brakpan close to shopping centers, schools, and the N17.

Amenities in the vicinity include Carnival Mall, Carnival City and Casino, and Life Dalview Hospital.

This family home offers a well-equipped kitchen with granite tops and ample cupboard and counter space walking out to an enclosed courtyard with a separate laundry. The living area is spacious in size and has a sliding door that opens onto a spacious covered patio and beautiful garden.

There are 3 bedrooms, 2 bathrooms and a guest toilet. The immense main bedroom has an ensuite bathroom and a large dressing room with ample storage and a dresser. The other bedrooms share a second bathroom with a bath.

Outside features include an entertainment area with a built-in braai and bar area, a swimming pool, and a beautiful garden. The property also has a double garage with a motorized door, a double carport, two lockup garages, a workshop, and 2 x JoJo tanks for grey water.

There is a 1-bedroom flatlet with a kitchen, bathroom, and lounge area. The flatlet can be rented out for additional monthly income.

SECURITY – The property has an alarm system, electric fencing, and security doors.

Dalpark is an ideal suburb for families with children with ample secondary and primary schools in the area such as Curro Helderwyk Primary School, Hoërskool Stoffberg, and Laerskool Die Arend.

Rates & Taxes: ±R1,418.25

This Property Offers:

Main House:

- 3 Bedrooms
- 2 Bathrooms
- Guest Toilet
- Kitchen
- Living Area
- Entertainment area with bar and built-in braai.
- Swimming Pool
- Double Carport
- 2 x Garages
- Workshop

Flat:

- 1 Bedroom
- 1 Bathroom
- Living Area
- Kitchen

Photos - House









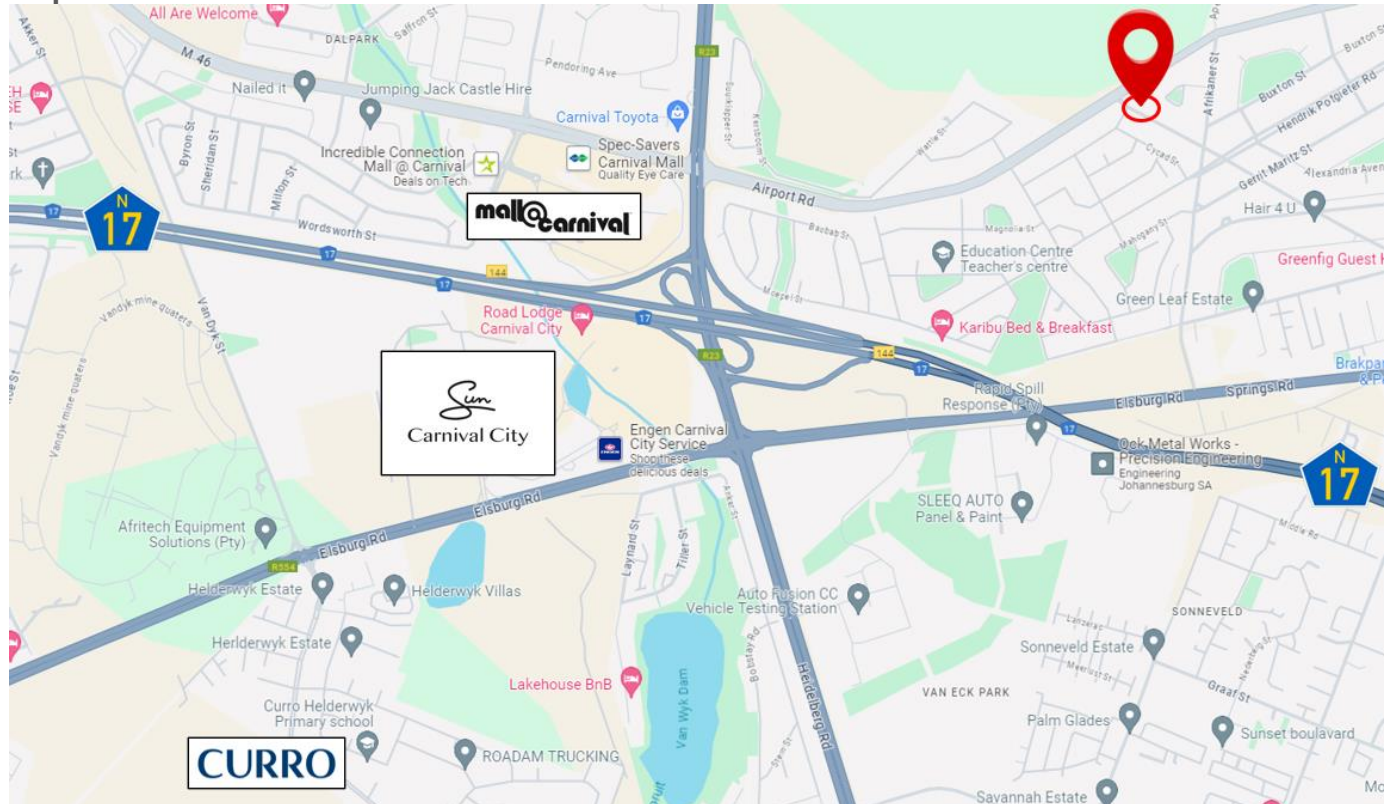
Photos – Flat

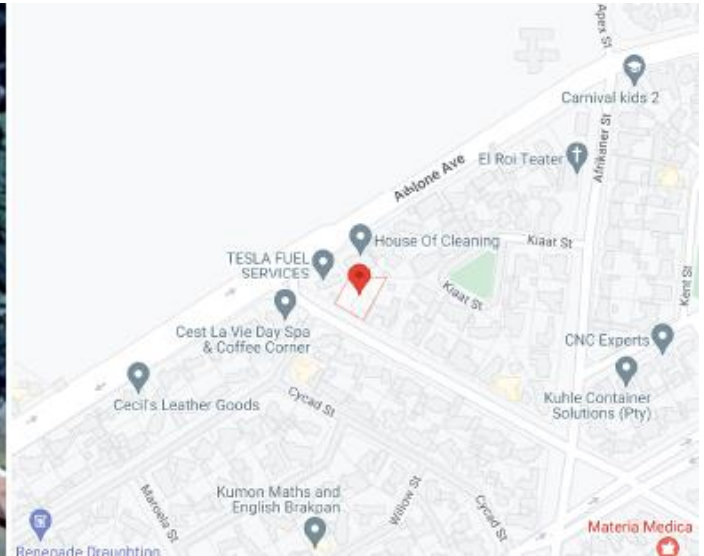


Photos – Entertainment Area



Map





GPS Co-Ordinates 26°14'55.6"S 28°20'09.4"E
-26.248769, 28.335955

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:

Pieter Beukes

082 5757 302

pbeukes@bideasy.co.za

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