

INFORMATION PACK

FOR

INCOME GENERATING

5 BED HOUSE

WITH 3 FLATLETS

12 LONA STREET, MALANSHOF, RANDBURG



ON SITE AUCTION – Thursday, 22 August 2024 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 457, MALANSHOF EXT 9, GAUTENG – IQ

Known As:	12 LONA STREET, MALANSHOF, RANDBURG
Title Deed:	T14766/2022
Extent:	1502m²
Local Authority:	CITY OF JOHANNESBURG
Registration Division:	IQ
Province:	GAUTENG
Zoning:	RESIDENTIAL
VAT Status:	The seller is NOT registered for VAT

Property Information

The well-maintained and expansive property is located in a **prime area** in Malanshof - Randburg and boasts a 5-bedroom main house, complemented by three separate **income-producing** flatlets.

The property is situated close to **Malibongwe Drive** and **Republic Road** and is close to various shopping centers such as Appletons Village with several restaurants and shops, medical facilities, and several schools such as Hoërskool Randburg and Laerskool Unika.

Malanshof is ideally located in a lively urban setting close to all the amenities and facilities that Randburg has to offer and is easily accessible from and to main roads such as the N1 via the western bypass.

The property has dual entrances and has great security with an electric fence, alarm system, and 8 Hikvision cameras. There is also a borehole, a storeroom, and ample parking for approximately 9 -10 vehicles.

The owner of the property has a Solar Subscription of R2,900.00 per month which includes 14 x 450w JA panels, 8kv Deye Inverter, and 2 x 5.5kWh batteries. This subscription can be transferred to the new owner.

The concept of this property has been to develop a **stable rental income** for the property owner, with 3 tenants already in place. The main home is occupied by the owner.

Main House:

The spacious main house consists of 5 bedrooms and 3 bathrooms. The beautiful kitchen has ample counter and storage space with a separate scullery and courtyard.

The house has a reception room, a family room, and a dining room.

Outside you will find an established garden, covered patio, and swimming pool.

Flatlet 1:

This flatlet consists of 2 bedrooms and 1 bathroom, a kitchen, and a living room and has a private garden area.

The rental income is R7,200.00 p/m.

Flatlet 2:

This flatlet has 1 bedroom and 1 bathroom, a large open-plan kitchen and living area.

The rental income is R6,350.00 p/m.

Flatlet 3:

This bachelor's flatlet consists of an open-plan bedroom with a kitchenette and a bathroom equipped with a shower.

The rental income is R4,500.00 p/m.

Each of the residential units has a private entrance and is equipped with a prepaid electricity meter. The plugs and lights of all the units are connected to the solar.

The current rental income of the 3 rental units is ±R18,050.00 combined per month. The main house has the potential to be rented out for an additional R16,000.00 to R18,000.00 per month.

This property is an ideal **INVESTMENT OPPORTUNITY**. The demand for rental property in this area is very high.

Rates & Taxes: ± R1,764.17 p/m

Area Summary

Malanshof is located in the Randburg area of Johannesburg close to all the amenities and facilities that Randburg has to offer. Its location also makes it one of Johannesburg city's more aesthetically pleasing suburbs with many of the homes in the area containing flora unique to the region.

Malanshof is only a 30-minute (or 18-kilometer drive) to the city center, with easy access to main roads such as the N1 via the western bypass.

Healthcare Facilities in the vicinity of Malanshof include Crescent Private Clinic, Medi-Clinic Sandton as well as several GPs, dentists, and pharmacies located in and around the suburb.

Excellent educational facilities located in the area are Rand Park Secondary School, Damelin College, Hoërskool Randburg as well as Fontainebleau Laerskool.

Malanshof also offers residents easy access to various shopping centers and malls including Cresta Shopping Centre, Randridge Mall, and Rand Square Shopping Center.

Property Description

Main House

- 5 Bedrooms
- 3 Bathrooms
- Kitchen
- Reception Room
- Living Room
- Family Room
- Garden
- Swimming Pool
- Solar Subscription

Extra

- Outside Storeroom
- Borehole
- 9 – 10 Parking Spaces
- Electric Fence
- Security Cameras
- Alarm System

Flatlet 1

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Living Area
- Garden

Flatlet 2

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Living Area

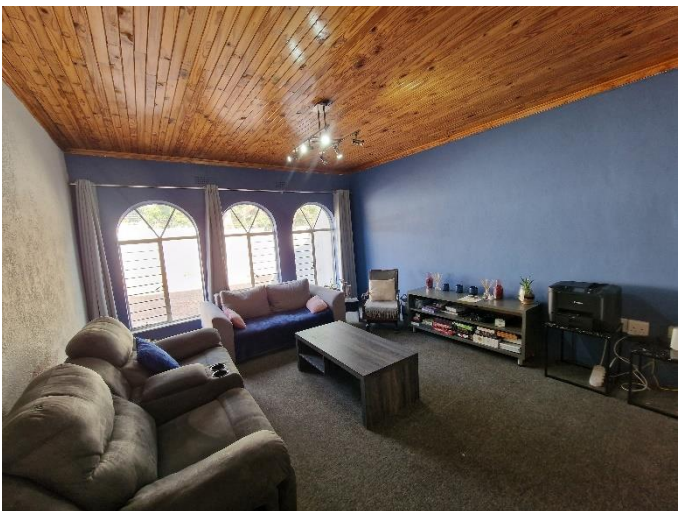
Flatlet 3

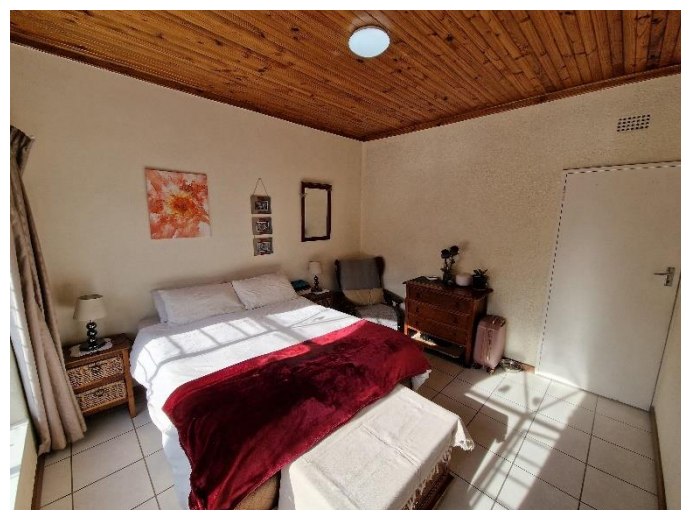
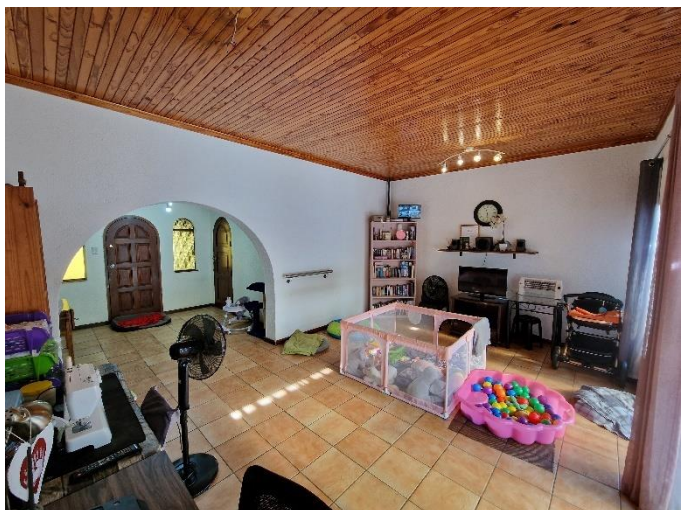
- 1 Open Plan Bedroom
- Kitchenette
- Bathroom

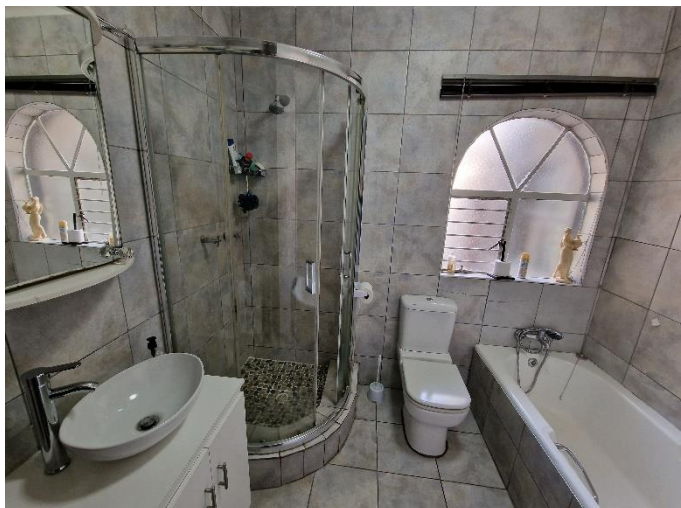
Aerial



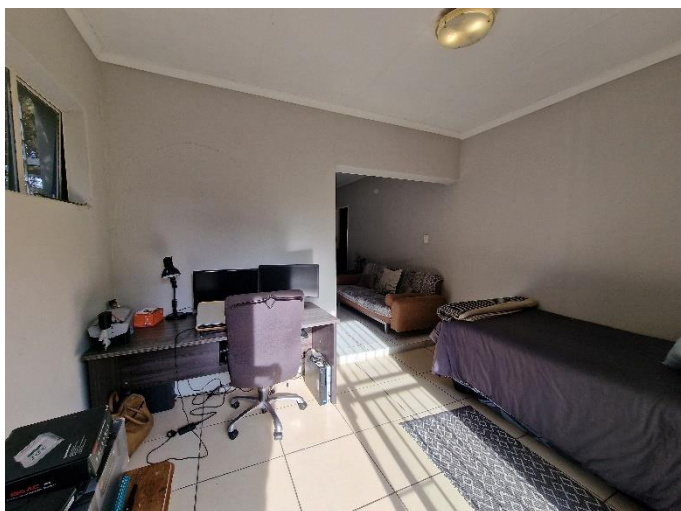
Photos
Main House







Flatlet 1



Flatlet 2



Flatlet 3

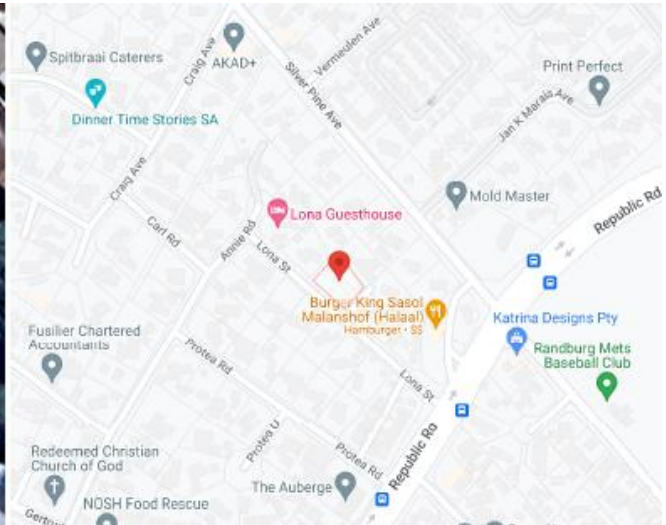




GIS

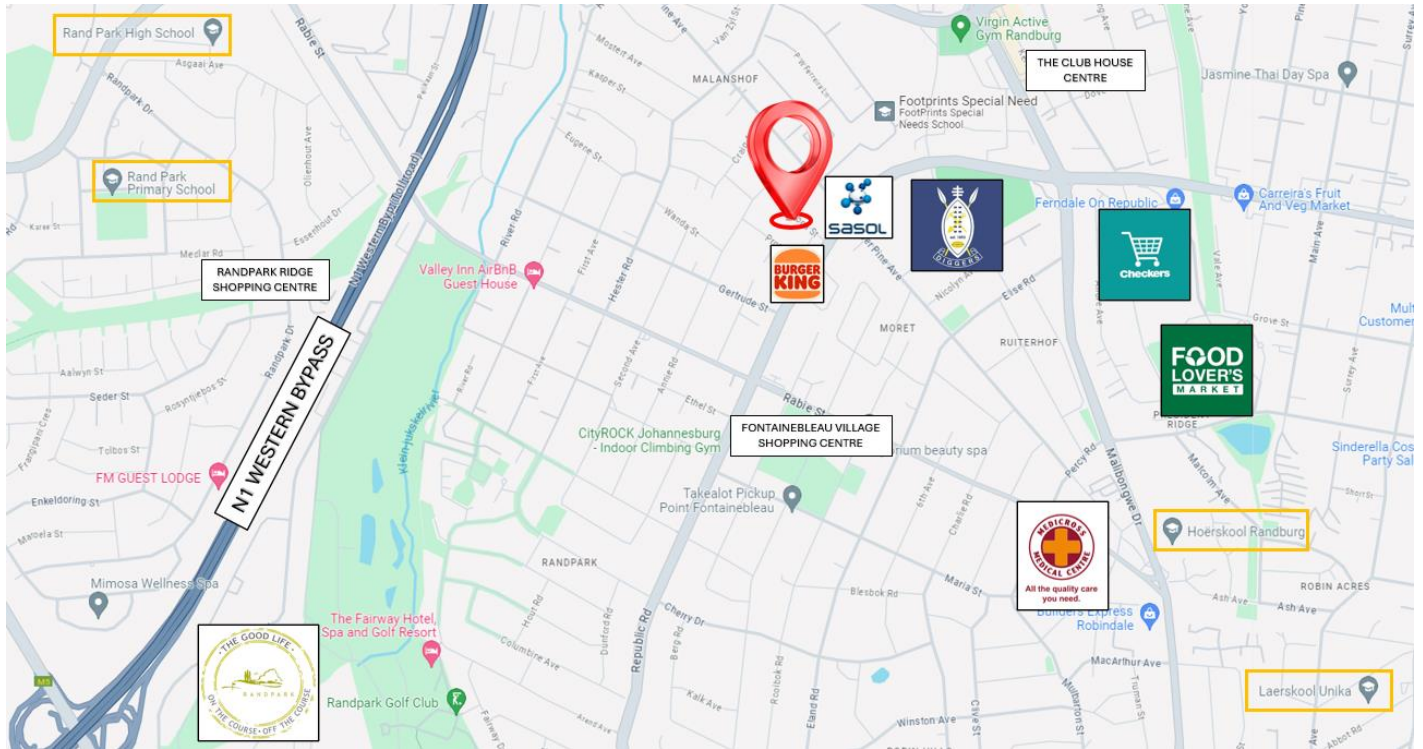


Map



GPS Co-Ordinates 26°05'56.4"S 27°58'40.1"E
 -26.098993, 27.977806





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
 073 154 1745 | dehan@bideasy.co.za

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