

INFORMATION PACK

FOR

MODERN 3 BED HOUSE WITH 2 LARGE FLATS

RENTAL INCOME

28 FLOWERS STREET, CAPITAL PARK, PRETORIA



ON SITE AUCTION – Tuesday, 27 August 2024 @ 11h00

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www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 876, CAPITAL PARK, GAUTENG - JR	
Known As:	28 FLOWERS STREET, CAPITAL PARK, PRETORIA
Title Deed:	T54779/2016
Extent:	1190m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

This versatile property is located in Capital Park – Pretoria and boasts a newly renovated 3-bedroom house and two separate income-producing spacious flats on a large erf.

The concept of this property has been to develop a stable rental income for the property owner with the 2 flats that are fully let. The owner occupies the main house.

The property has a swimming pool and entertainment area with lots of covered parking and a low-maintenance garden.

Main House

The main house was newly renovated and has a modern layout consisting of an open-plan kitchen with a scullery and a dining area. The house has a separate living room, a home office, 3 bedrooms, and 2 bathrooms with contemporary finishes and fixtures.

1 Bedroom Flat

This flat consists of a spacious bedroom, and 1 bathroom equipped with a shower. The living room is spacious in size and the kitchen has ample space for appliances.

The rental income is R5,000.00 per month.

3 Bedroom Flat

This modern flat has a large kitchen and living area with 3 ensuite bedrooms.

The rental is R3,500.00 **per room** per month.

CURRENT RENTAL INCOME:

3 BEDROOM FLAT (R3,500.00 PER ROOM)	R 10,500.00 PER MONTH
1 BEDROOM FLAT	R 5,000.00 PER MONTH
	R 15,500.00 PER MONTH

The main house can also be rented out, which will increase the monthly rental income.

Capital Park is known for its residential and family-oriented character and accessibility to various amenities and services.

This property is conveniently situated near educational institutions, schools, shopping centers, and major roads, making commuting to other parts of the city easily accessible.

Schools in the vicinity are Capital Park Primary School, Riviera Primary, and Laerskool Robert Hicks. Shopping centers in the vicinity are Gezina Galleries, Jakaranda Centre, and Riviera Gallery.

The demand for affordable rental property in this area is very high. This is an investment opportunity not to be missed.

The current infrastructure:

- 3 Bedroom House (Newly Renovated).
- Large 1 Bedroom Flat.
- 3 Bedroom Flat (3 large rooms with ensuite bathrooms and a communal kitchen and living room).
- Entertainment area with swimming pool.
- Ample shaded/covered parking spaces.
- Storeroom.

Leases

Month-to-month

Electricity is a pre-paid system (for the tenant's account).

Rates & Taxes: ± R579.50 p/m

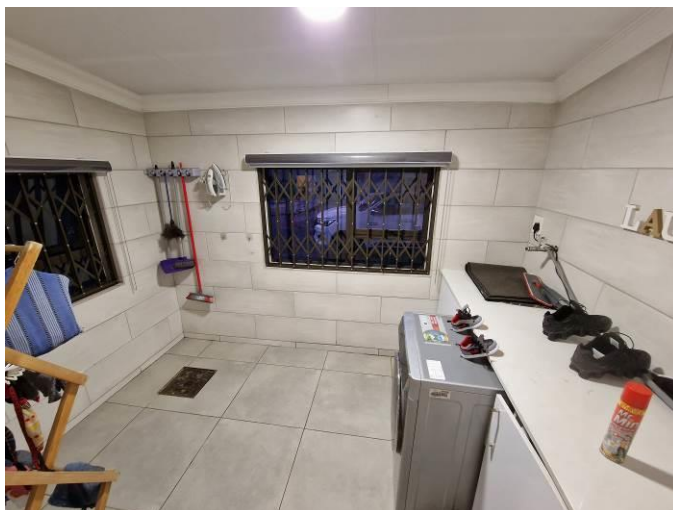
Aerial



CSG



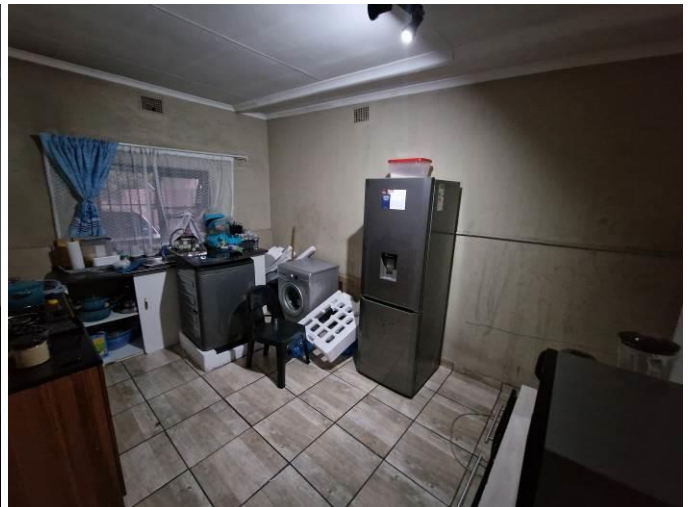
Photos
Main House







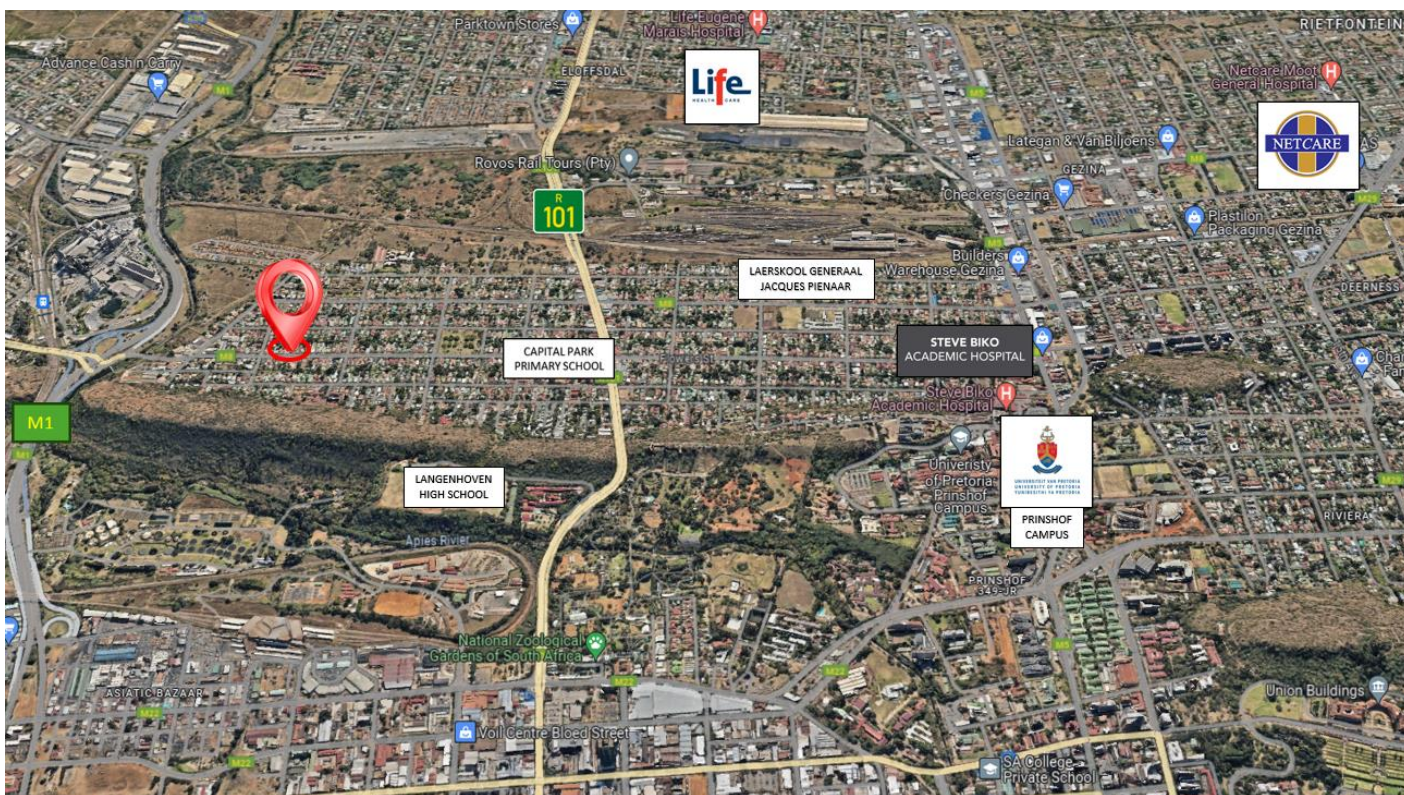
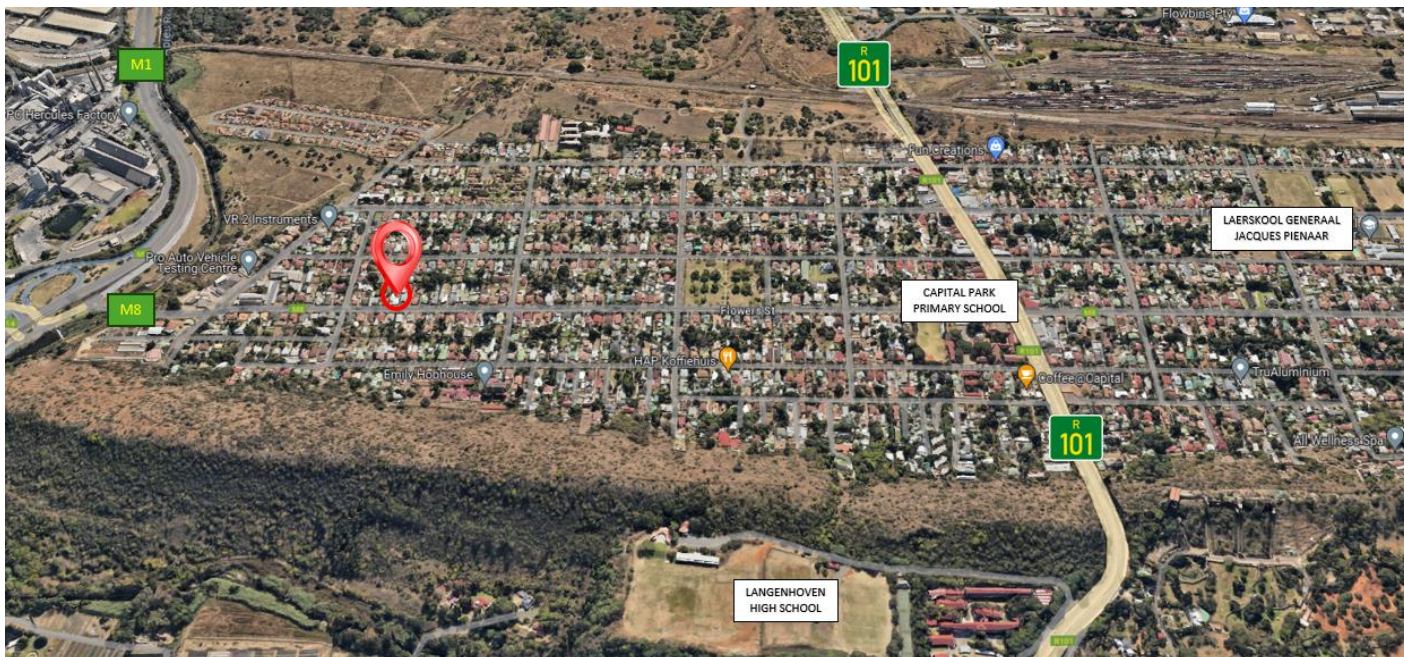
1 Bedroom Flat

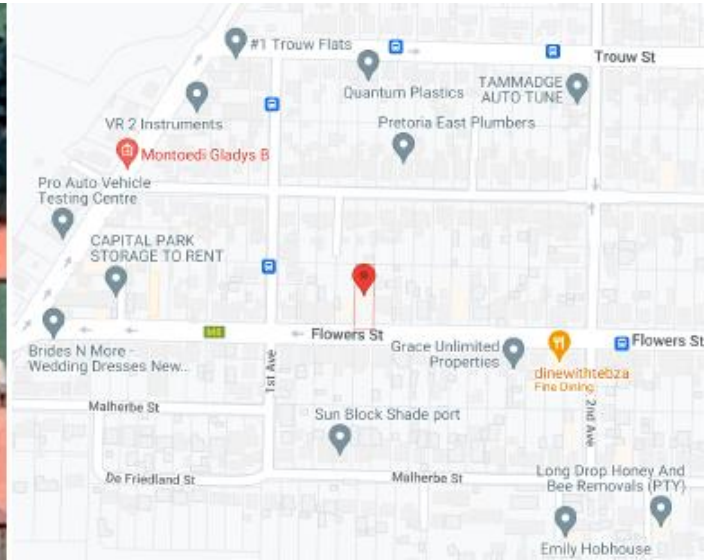


3 Bedroom Flat



Map





**GPS Co-Ordinates 25°43'36.4"S 28°10'37.1"E
-25.726774, 28.176983**

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:

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