

# INFORMATION PACK

FOR

# LARGE 3 BED TOWNHOUSE WITH GARDEN

4 CASSE VILLA, 6 SADC STREET, MIDDELBURG



ON SITE AUCTION – Thursday, 26 September 2024 @ 11h00

Pieter 082 5757 302 | [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)

[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

Title Deed Information –

**SS CASSE VILLA (75/2002), UNIT 4, MIDDELBURG, MPUMALANGA - JS**

**Known As: 4 CASSE VILLA, 6 SADC STREET, MIDDELBURG**

**Title Deed: ST92721/2007**

**Extent: 126m<sup>2</sup>**

**Local Authority: STEVE TSHWETE LOCAL MUNICIPALITY**

**Registration Division: JS**

**Province: MPUMALANGA**

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

**Zoning: RESIDENTIAL**

## Property Information

3-bedroom townhouse nestled in the heart of Middelburg Central. This residence offers an inviting and comfortable living space.

The neat townhouse is located in a well-kept and secure complex close to Middelburg Hoërskool, Laerskool Middelburg, Life Midmed Hospital, and Middelburg Country Club.

Casse Villa complex has controlled access with electric fencing on site providing residents with peace of mind and a safe living environment.

The layout of the apartment includes 3 well-appointed bedrooms and a shared bathroom upstairs. Downstairs you will find a large open-plan modern kitchen with a breakfast nook and ample storage and a living room area. There is also a second bathroom with a shower situated downstairs.

This townhouse has a private garden, a courtyard, 1 designated open parking space, and 1 garage.

Residents have easy access to main and major routes (including the R555 & N11), educational facilities, medical centers, and all necessary amenities.

The property has a monthly rental income potential of ± R7,500.00 p/m.

**Rates & Taxes ± R890.00 p/m / Levies ± R1,257.33 p/m**

## Property Details:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room
- Courtyard
- Garden
- 1 Garage
- 1 Parking Space
- Ample Storage
- Prepaid



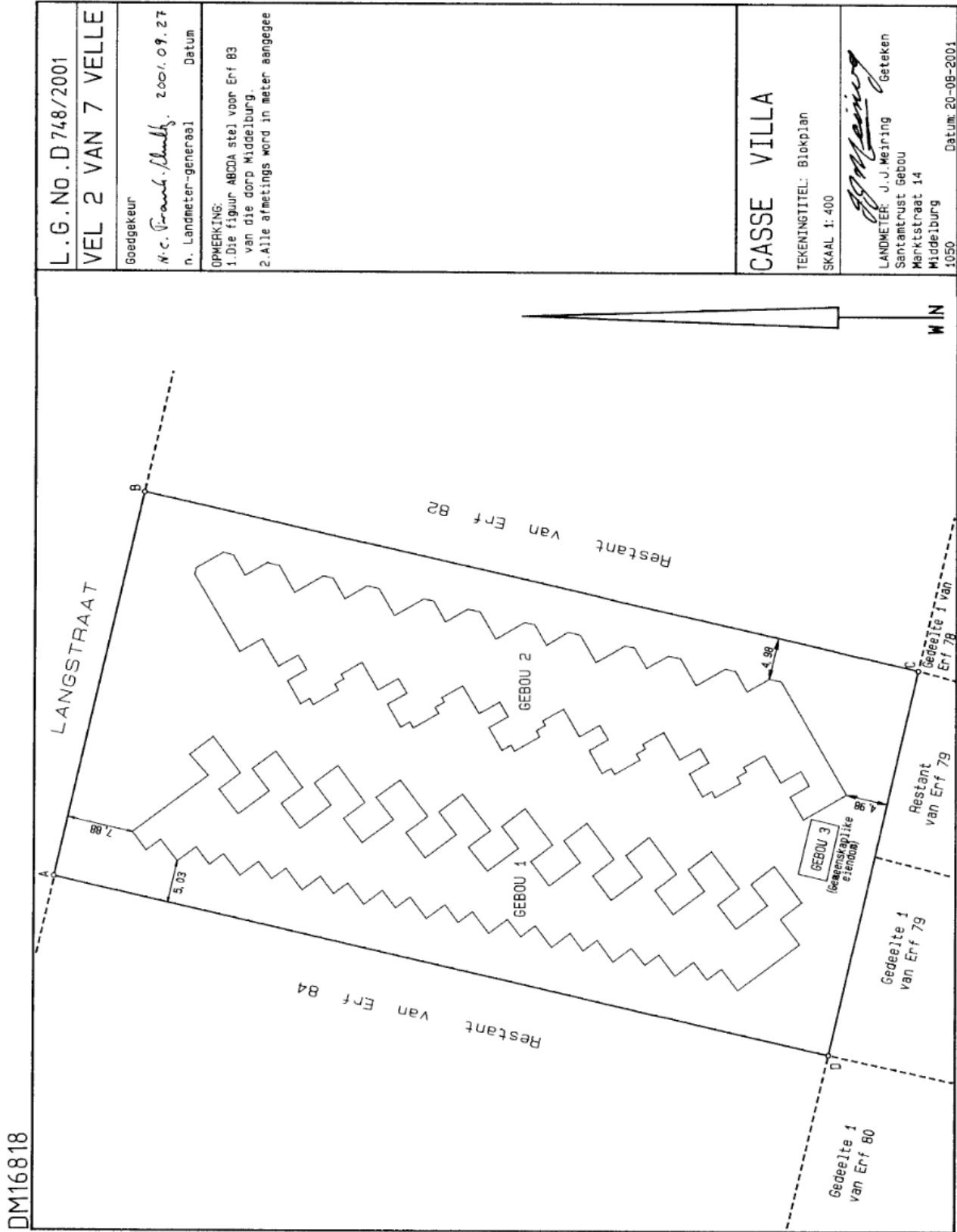
Photos







# SG Diagram

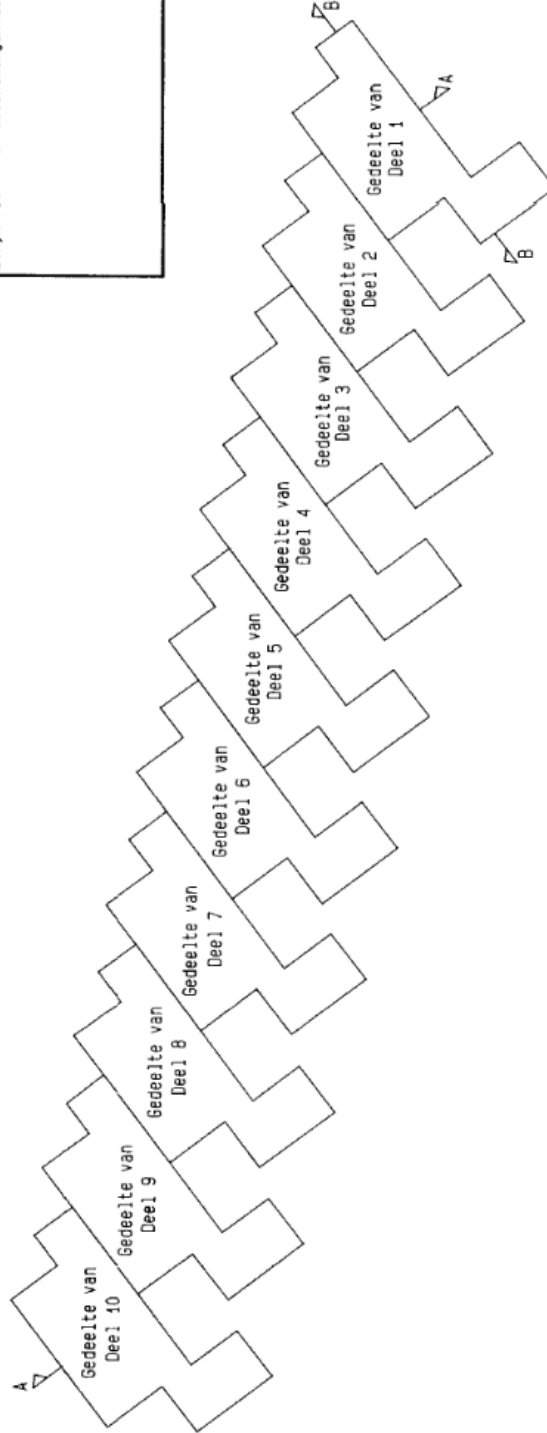


DM16818

L.G. No. D 748/2001  
**VEL 3 VAN 7 VELLE**

Goedgekeur  
*M.C. Franck. Smulz.* 2001.09.27  
 n. Landmeter-generaal Datum

OPMERKING:  
 1. Kyk vel 4 vir ander gedeeltes van DELE 3 tot 10.  
 2. Kyk vel 7 vir deelneemingskotas.



**CASSE VILLA**

TEKENINGTITEL: Gebou 1  
 Grondverdelingplan

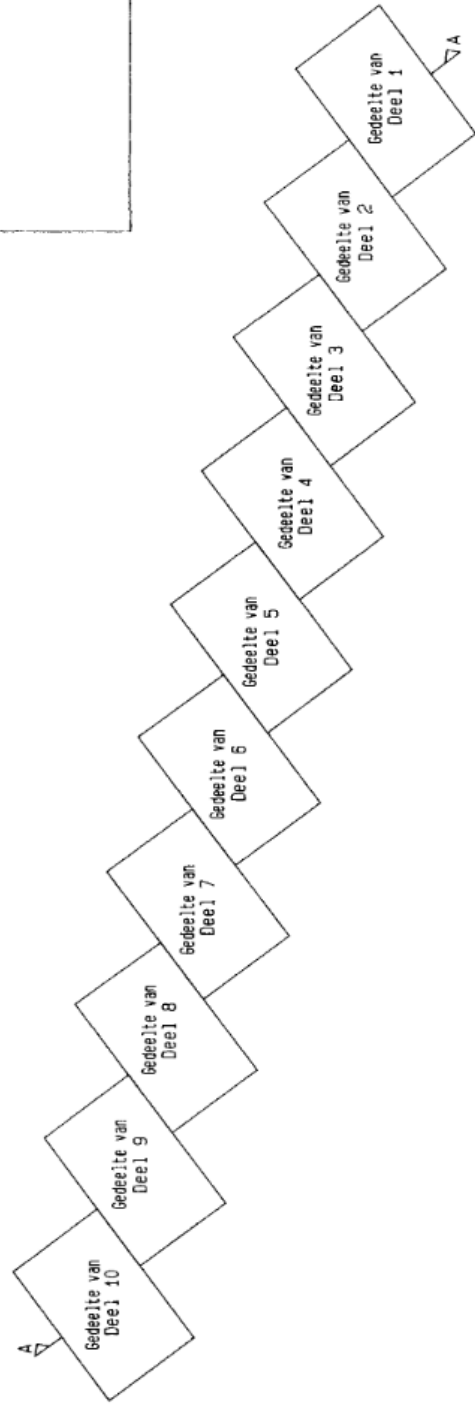
SKAAL 1: 250

*J.M. Meiring*  
 LANDMETER: J.J. Meiring Geteken  
 Santamrust Gebou  
 Marktstraat 14  
 Middeburg  
 1050 Datum: 20-08-2001



DM16818

L. G. No. D748/2001  
**VEL 4 VAN 7 VELLE**  
 Goedgekeur  
*H. C. Frank. Schulz*, 2001.09.27  
 n. Landmeter-generaal Datum  
 OPMERKINGS:  
 1. Kyk vel 3 vir ander Gedeeltes van DEEL 1 tot 10.  
 2. Kyk vel 7 vir deelnemingskwotas.



**CASSE VILLA**  
 TEKENINGTITEL: Gebou 1  
 Eerste verdiepingplan.  
 SKAAL 1: 250  
*J.J. Meiring*  
 LANDMETER: J.J. Meiring Geteken  
 Sentramrust Gebou  
 Marktstraat 14  
 Middeiburg  
 1050 Datum: 20-08-2001

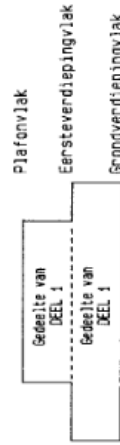
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L.G.No.D748/2001  
**VEL 6 VAN 7 VELLE**  
 Goedgekeur  
*H.c. Frank. Schulz. 2001.09.27*  
 n. Landmeter-generaal Datum  
 OPMERKING:  
 1.Kyk vel 7 vir deelnemingskwotas.

Gedeelte van DEEL 10	Gedeelte van DEEL 9	Gedeelte van DEEL 8	Gedeelte van DEEL 7	Gedeelte van DEEL 6	Gedeelte van DEEL 5	Gedeelte van DEEL 4	Gedeelte van DEEL 3	Gedeelte van DEEL 2	Gedeelte van DEEL 1
Gedeelte van DEEL 10	Gedeelte van DEEL 9	Gedeelte van DEEL 8	Gedeelte van DEEL 7	Gedeelte van DEEL 6	Gedeelte van DEEL 5	Gedeelte van DEEL 4	Gedeelte van DEEL 3	Gedeelte van DEEL 2	Gedeelte van DEEL 1

Plaafonvlak  
 Eerste verdiepingvlak  
 Grondverdiepingvlak

GEBOU 1  
 DWARSDEURSNEE AA



GEBOU 1  
 DWARSDEURSNEE BB


**CASSE VILLA**

TEKENINGTITEL: Gebou 1 Dwarsdeursnee AA en BB.  
 SKAAL 1: 250

*J.J. Meiring*  
 LANDMETER: J.J. Meiring Geteken  
 Santamtrust Gebou  
 Marktstraat 14  
 Middelburg  
 Datum: 20-08-2001



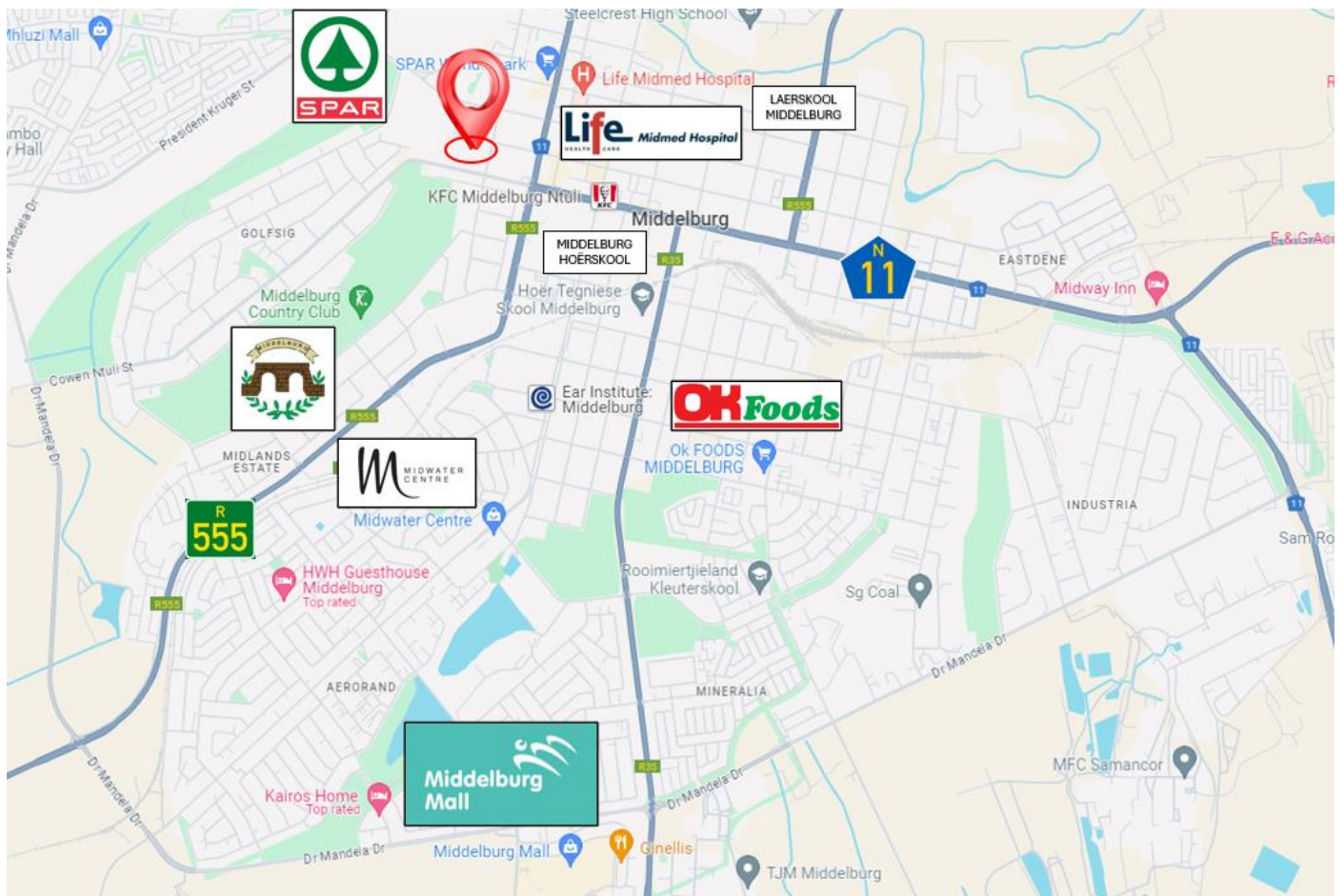
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VEL 7 VAN 7 VELLE		L.G.No.D748/2001
		Goedgekeur H.C. Frank. Schulz. n. Landmeter-generaal Datum: 2001.09.27
DEEL NR.	VLOEROPPERVLAKTE (Vierkante meter)	DEELNEMINGSKWOTA - PERSENTASIE
1	125	6, 1155
2	125	6, 1155
3	126	6, 1644
4	126	6, 1644
5	125	6, 1155
6	125	6, 1155
7	126	6, 1644
8	125	6, 1155
9	125	6, 1155
10	126	6, 1644
11	132	6, 4579
12	132	6, 4579
13	132	6, 4579
14	132	6, 4579
15	133	6, 5067
16	129	6, 3111
TOTAAL	2044	100, 0000
OPMERKING:		
 LANDMETER: J.J.MEIRING Geteken Santamtrustgebou Marktstraat 14A Middelburg 1050 Datum: 20-08-2001		CASA VILLA TEKENINGTITEL: Deelnemingskwota-skedule

Map



GPS Co-Ordinates 25°45'56.9"S 29°27'03.2"E  
 -25.765809, 29.450899



## 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:

**Pieter Beukes**

**082 5757 302 | [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**

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