

# INFORMATION PACK

FOR

# MODERN FAMILY HOME WITH 2 x FLATS

## PRIME LOCATION

60 PRINSLOO STREET, ERASMUS, BRONKHORSTSPRUIT



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

## Property Information

Title Deed Information –

**PORTION 0 (RE) OF ERF 421, ERASMUS, GAUTENG – JR**

<b>Title Deed:</b>	<b>T22339/2011</b>
<b>Extent:</b>	<b>1313m<sup>2</sup></b>
<b>Known As:</b>	<b>60 PRINSLOO STREET, ERASMUS, BRONKHORSTSPRUIT</b>
<b>Local Authority:</b>	<b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>RESIDENTIAL</b>

## Property Information

Modern and spacious family home with 2 flats situated in the heart of Erasmus – Bronkhorstspuit.

This property is ideally located within walking distance from Hoërskool Erasmus, Laerskool du Preez van Wyk, and has easy access to all the amenities Bronkhorstspuit offers.

The main house has been renovated with beautiful high-quality finishes and has a modern layout and design.

The property has dual entrances, is solar-ready, has 2 solar geysers, and has a water backup system. It also has a well-established garden, a staff room equipped with a bathroom, a large entertainment area, a lapa, and a swimming pool.

The combined current rental income for this property is ± R31,000.00 per month.

### Main House

The kitchen was carefully designed with exquisite finishes and has ample counter and storage space, as well as a separate scullery. The dining room flows into the living room, which walks out onto the entertainment area overlooking the garden, lapa, and swimming pool.

The house consists of 4 bedrooms, 2.5 modern bathrooms, and a spacious open-plan kitchen, dining room, and living room. The 4<sup>th</sup> bedroom can be utilized as a bachelor flat.

There is also a second lounge (family room), a large office, 3 motorized garages with a storeroom, and a double-shaded carport.

### Large 2 Bedroom Flat

The flat consists of a spacious kitchen with an adjoining dining room and a living room.

There are 2 bedrooms with ample cupboards and 2 bathrooms. One bathroom is equipped with a spa bath and the other one with a shower.

The flat walks out onto a patio and has a double garage (tandem).

### Bachelor Flat

The layout of the bachelor flat was designed so that it could be separate or part of the main house.

It has a beautiful kitchenette with ample cupboards and storage space.

### Current Rental Income

Main House	R20,000.00
2 Bedroom Flat	R11,000.00
<b>Total</b>	<b>R31,000.00</b>

**Rates & Taxes: ± R671.00 p/m**

### **Property Description**

#### **Main House**

- 4 Bedrooms
- 2.5 Bathrooms
- Kitchen (with scullery)
- Office
- Living Room
- Dining Room
- Family Room
- 3 Garages
- Double Shaded Carport

#### **Outside Features**

- Entertainment Area
- Lapa
- Swimming Pool
- Staff Quarters
- Storeroom

#### **2 Bed Flat**

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Dining Room
- Living Room
- Double Garage (Tandem)

#### **Bachelor Flat**

- 1 Open-Plan Bedroom
- Kitchenette

#### **Extra Features**

- Solar Ready
- 2 x Solar Geysers
- Water Back-Up System

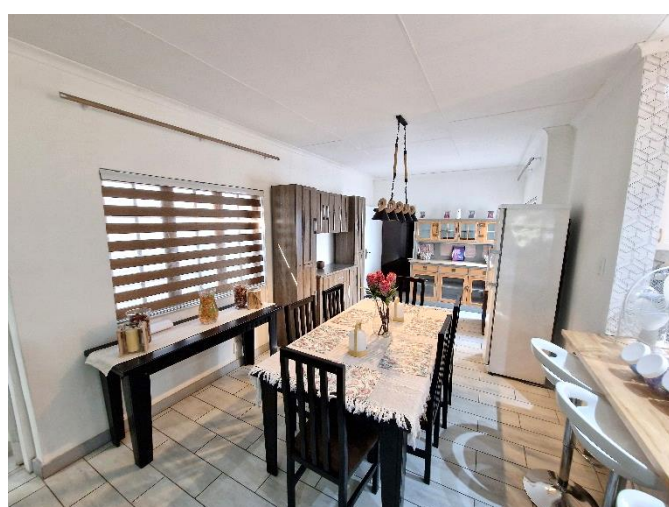


Aerial





Photos – Main House

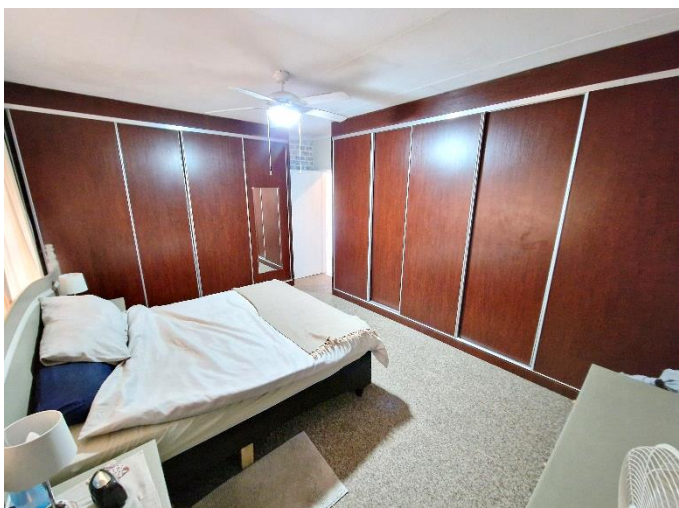








Photos – 2 Bed Flat







Photos – Bachelors Flat



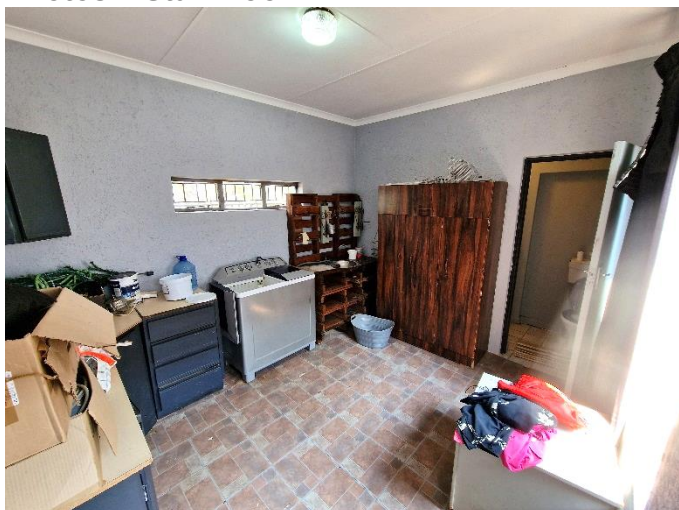
Photos – Outside







Photos – Staff Room

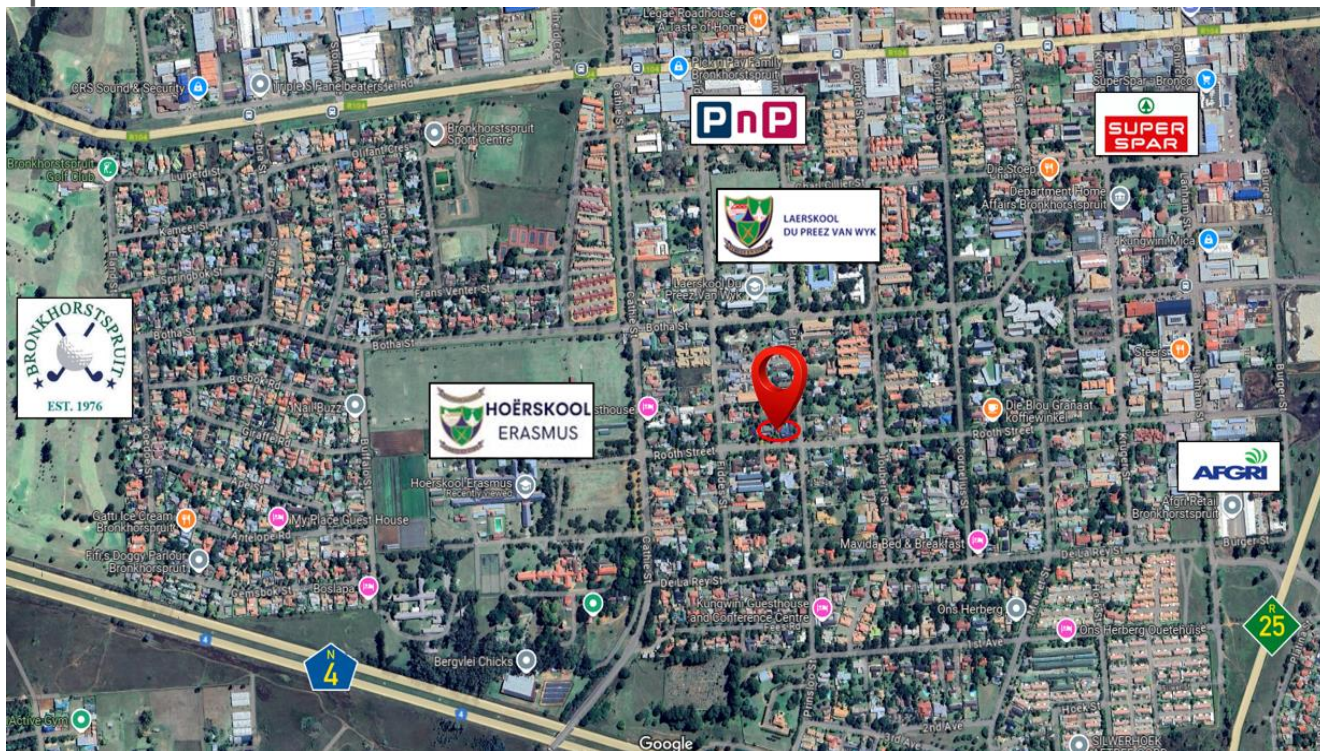


GIS Aerial View

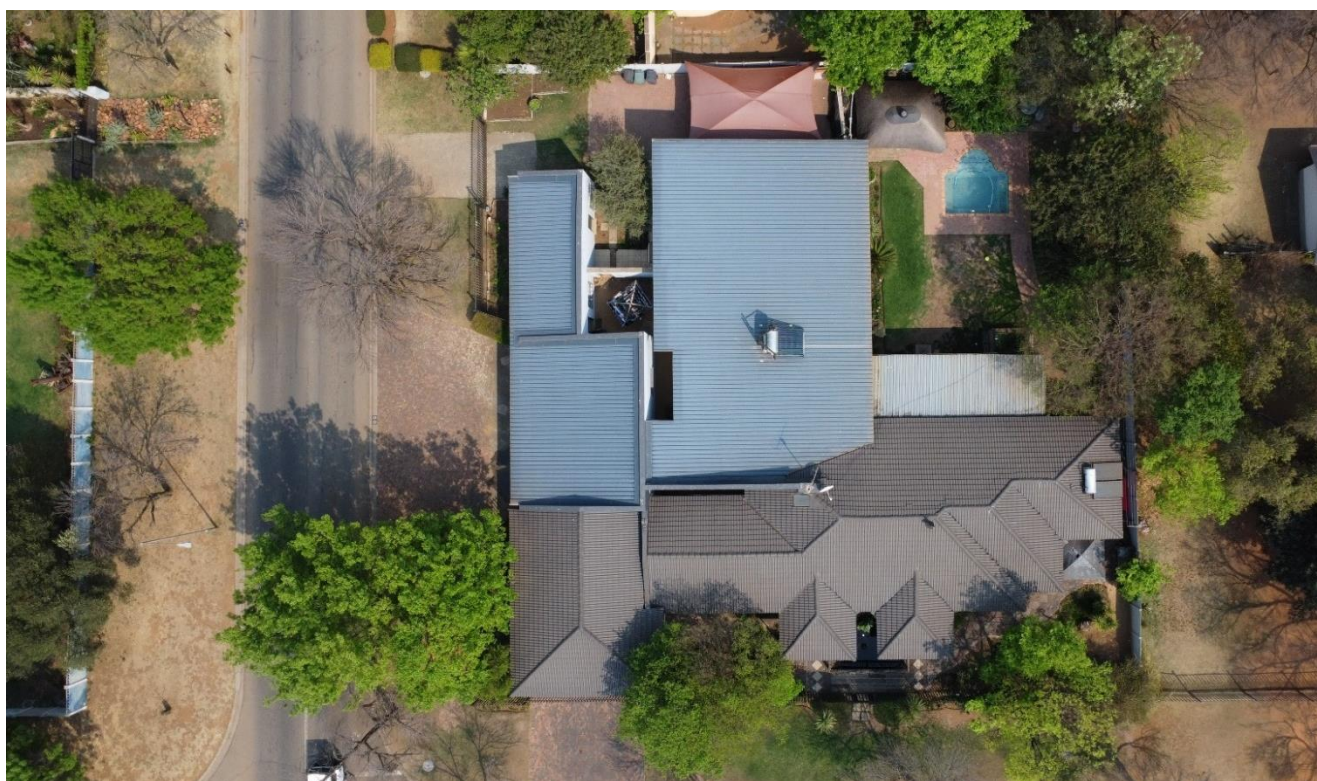




### Map



GPS Co-Ordinates 25°48'42.5"S 28°44'18.5"E  
-25.811794, 28.738473





## 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](mailto:dehan@bideasy.co.za)**

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