

INFORMATION PACK

FOR

3 BEDROOM HOME SECURE COMPLEX

5 BONSAI GARDENS, BONSAI STR, BEN FLEUR, WITBANK



ON SITE AUCTION – Tuesday, 5 November 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 58 OF ERF 483 BENFLEUR EST 9, WITBANK

Known As:	5 BONSAI GARDENS, BONSAI STREET, WITBANK, JS
Title Deed:	T1451/2010
Extent:	421.0000SQM
Local Authority:	WITBANK
Registration Division:	JS
Province:	MPUMALANGA
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

The property is well located in the upmarket suburb of Benfleur in Witbank with easy access to the N4, and many amenities, which typically include Shopping Centers, Schools, Healthcare Facilities, Parks and Public Transport.

This full title property is located in a small secure complex. The property is a 3 Bedroom home with 2 Bathrooms with a private garden.

Property Details:

- 3 Bedrooms (main en-suite)
- 2 x Bathrooms (one with a Bath and one with a Shower)
- Open-plan Kitchen with built in Braai
- Pantry and Scullery
- Living Room
- Pre-Paid Electricity
- DG
- Garden

Rates & Taxes: ± R1 047.91p/m

Photos







Aerial View



SG Diagram

KOÖRDINATE				OPPERVLAKTES	
Stelsel: WGS84				GEDEELTE No.	VIERKANTE METER
Y Meter: X				2	411
KONSTANTE: + 0,00 +2 800 000,00				3	462
				4	402
				5	421
				6	442
				7	439
				8	321

HOOFFIGUUR					
SYL	Meter	RIGTINGS- HOEK	A	B	C
A	56,00	310,19,30	- 25 570,92	+	65 952,85
B	46,20	54,09,40	- 25 621,13	+	65 995,36
C	61,98	129,24,10	- 25 583,68	+	66 022,51
D	46,39	229,01,40	- 25 535,79	+	65 983,26

TRIGONOMETRIESE BAKENS							
Tank	East	West	Δ	375	25 009,44	+	66 524,89
Tank	West	Δ	377	- 22 883,14	+	64 845,66	

ALGEMENE PLAN VAN GEDEELTES 2 TOT 8 (GEDEELTES VAN GEDEELTE 1) VAN ERF 2717 VAN DIE DORP BENFLEUR UITBREIDING 9

DIAGRAM LG No A9943/1986
AKTE VAN TRANSPORT No T150838/2002

PROVINSIE MPUMALANGA

SKAAL: 1 / 250

LG No 3008/2005

Goedgekeur

n. Landmeter-generaal
2005-08-17

Orconnansie 15/1986
Artikel 92
Plan



Opgemeeit in Junie 2005 deur my

J.A. Gentile PLS0209
Professionele Landmeter

Bakenbeskrywing

Alle bakens ... 12mm ysterpen

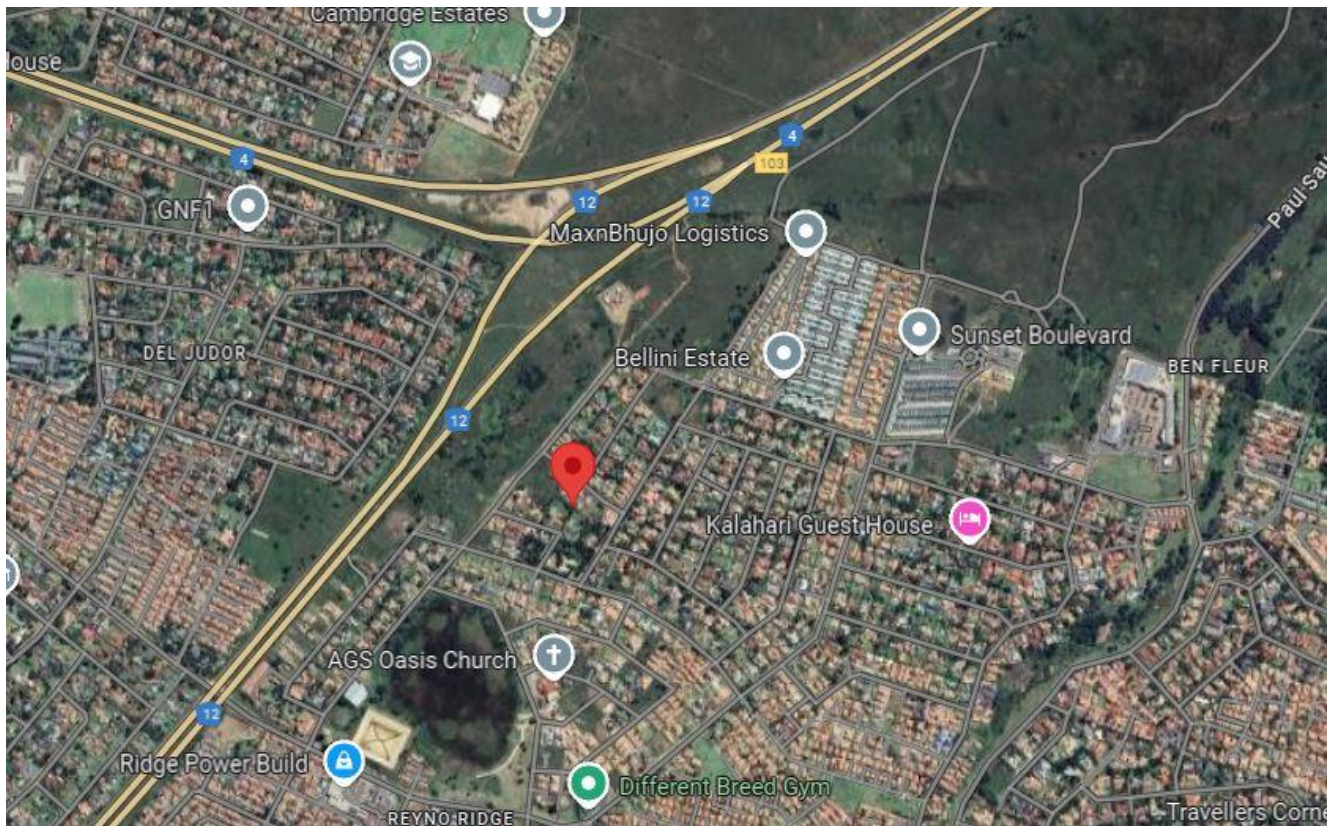
Restant van Erf 2717

Lêer ERWE
Meetstukke No 2325/2005
Kompilasie: JS 70-6A
Akte: Pretoria

Map



GPS Co-Ordinates 25°54'06.5"S 29°15'19.3"E
-25.901800, 29.255347



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 Nel – 084 8800 165 / pieter@bideasy.co.za**

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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.