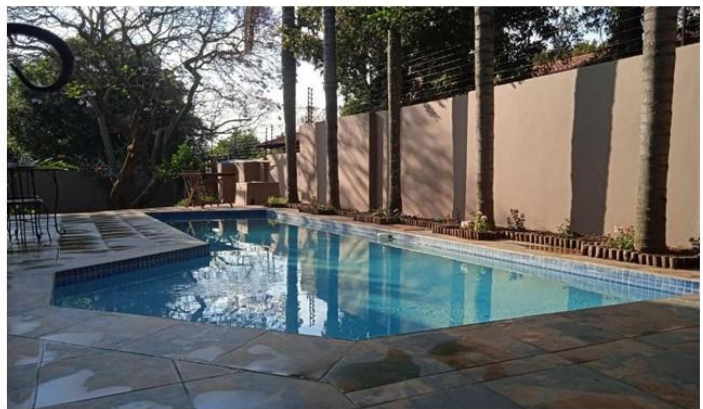


INFORMATION PACK

FOR

LUXURY BROOKLYN RESIDENCE 3 BEDROOM HOME & 8 PRIVATE BEDROOM SUITES

252 OLIVIER STREET, BROOKLYN, PRETORIA



AUCTION DATE – Thursday, 28 November 2024 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

AUCTION VENUE - PRETORIA COUNTRY CLUB (CARL JEPPE ROOM)

Property Information

Title Deed Information –

PORTION 1 OF ERF 608, BROOKLYN, GAUTENG - JR	
Known As:	252 OLIVIER STREET, BROOKLYN, PRETORIA
Title Deed:	T24605/2004
Extent:	1250m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is not registered for VAT
Zoning:	RESIDENTIAL

Property Description

This large property is situated in a very secure and boomed-off area of the popular Brooklyn neighborhood close to Brooklyn Mall, Brooklyn Primary School, Waterkloof Primary School, and close to embassies. The **area is boomed off, patrolled and has 24 Hour access control**. Situated within the secure area and within walking distance is a park enjoyed by the residents.

The property is surrounded by Diplomatic Residences, adding to the security in the area, and offers the diplomatic community **medium to long term housing accommodation**.

There are 8 luxury private bedroom suites and 1 double storey 3 bedroom / 3 bathroom / full kitchen home with separate entrance. All suites have separate access and shared use of the pool and gardens. The finishes are excellent, with imported tiles & bathroom fittings.

Live on site and run your business from home. The various configurations of the property allow for 3 of the units to easily be combined to create a **luxury 3-bedroom home** with 3 en-suite bedrooms, kitchen, lounge, private garden & 2 carports. Other configurations are also possible. This gives an **owner** the benefit of living on the property and running a business from home.

The suites are currently let on a medium to long term basis, with the rental income ranging from R9 000.00pm to R22 000.00pm.

There is a separate laundry on site as well as ample parking, a garden, and a pool. The property is neat and well-maintained.

Features include:

- 8 Apartments – Self Catering
- 1 double storey 3 bedroom / 3 bathroom / full kitchen home
- Lounge
- 3 Gates
- 2 Covered parking
- Porte Cochere
- Patio / braai (barbecue) area
- Swimming Pool
- Electric Fence

Rates & Taxes: ± R3 873.34 per month

Photos







Aerial View



GIS



SG Diagram

SUBDIVISIONAL DIAGRAM

S.G. No. A 2070/75

SIDES Metres		ANGLES OF DIRECTION	
AB	36,84	A	90.00.00
BC	33,93	B	90.00.00
CD	36,84	C	90.00.00
DA	33,93	D	90.00.00

Approved

[Signature]
for Surveyor General.

30 -4- 1975

Description of Beacons.

- A B D.....12mm. x 450mm. Iron pegs.
- C.....12mm. x 450mm. Iron peg at Rail section fence post.

ORD. No. 25/1965
Sec. 42(2)
4/3/1950.



Scale: 1/750.

* Now known as Portion..... of Erf No. 608

The figure A B C D A represents 1 2 5 0 Square Metres of land being PORTION 1 of * ERF No. 608 in the Township of B R O O K L Y N

Province of Transvaal
Surveyed in March 1975

by me *[Signature]*

S. L. Fine Land Surveyor.

This diagram is annexed to

No. 22659/75
d.d.
i.f.o.

Registrar of Deeds

The original diagram is

No. A 5070/10

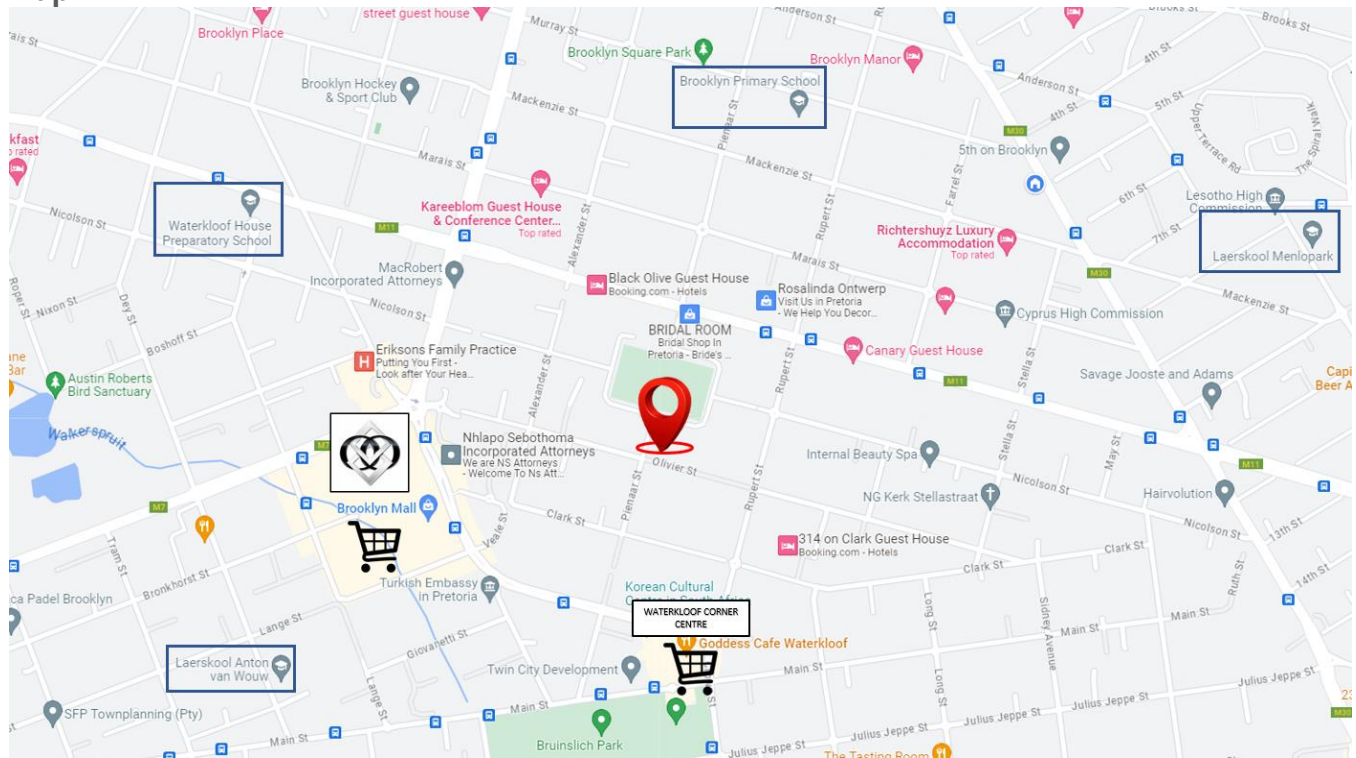
Transfer 570/14
Grant

File

S.R. No. 549/75

Comp. JR 7A5
D4
TP 927

Map



GPS Co-Ordinates 25°46'14.9"S 28°14'25.3"E
-25.770795, 28.240365



Terms & Conditions

Registration 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

Disclaimer

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