

# INFORMATION PACK

FOR

# 3 BED RENOVATED TOWNHOUSE GARDEN & LEISURE AREA

1 CASSE VILLA, 6 SADC STREET, MIDDELBURG



**ON SITE AUCTION – Wednesday, 27 November 2024 @ 14h00**  
**Pieter 082 5757 302 | [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**

## Property Information

Title Deed Information –

### SS CASSE VILLA (75/2002), UNIT 1, MIDDELBURG, MPUMALANGA - JS

|                        |  |
|------------------------|--|
| Known As:              | 1 CASSE VILLA, 6 SADC STREET, MIDDELBURG |
| Title Deed:            | ST78451/2003                             |
| Extent:                | 125m <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

Neat 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 bedrooms and a shared bathroom upstairs. Downstairs you will find a **newly renovated** open-plan kitchen with a breakfast nook and ample storage that flows in the living room area. There is also a second renovated bathroom with a shower situated downstairs.

This townhouse has a private garden, a covered leisure area with a built-in braai, 2 designated open parking spaces, and 1 garage.

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

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

## Property Details:

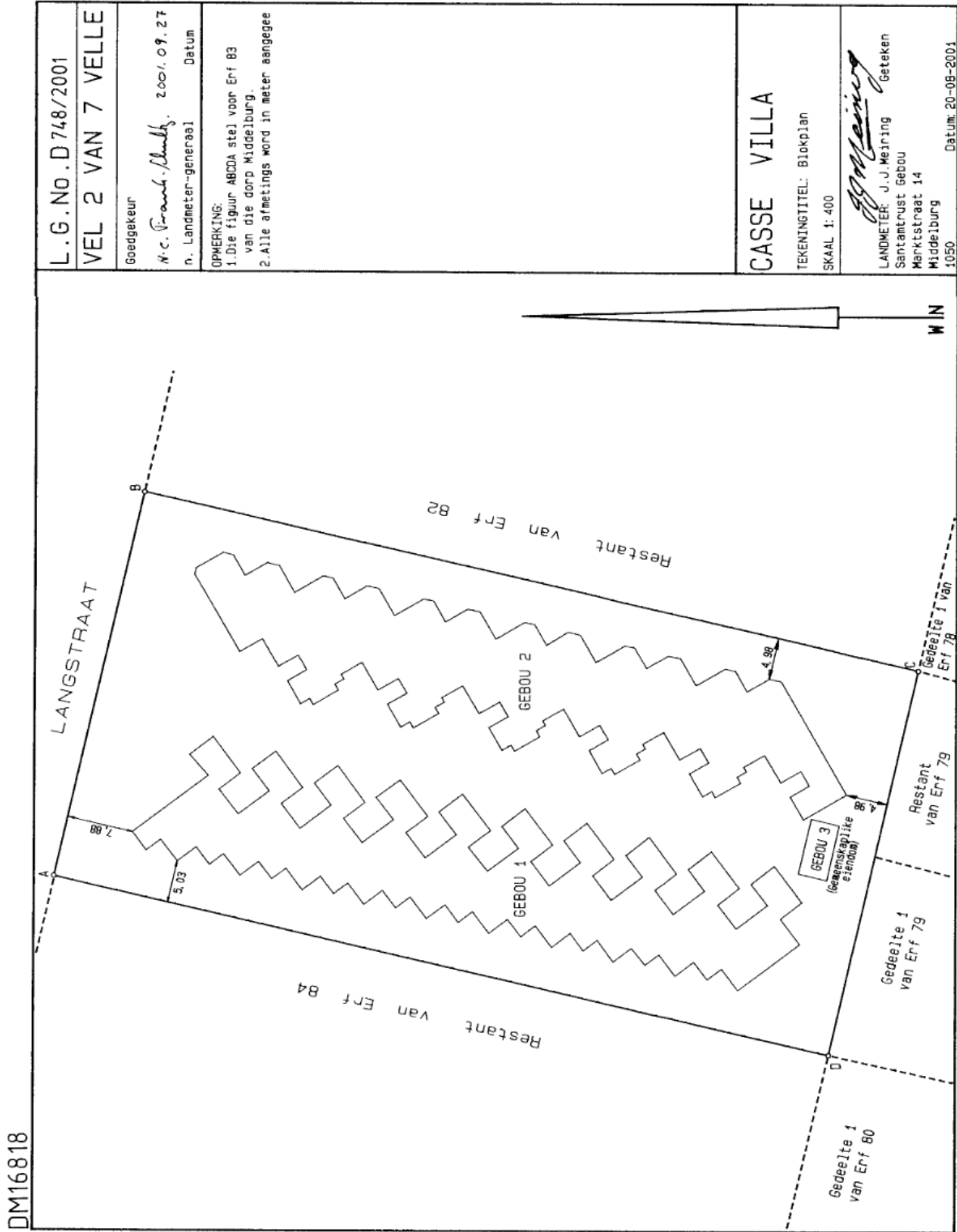
- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Living Room
- Entertainment/Leisure Area
- Garden
- 1 Garage
- 2 Parking Space
- Ample Storage

Photos



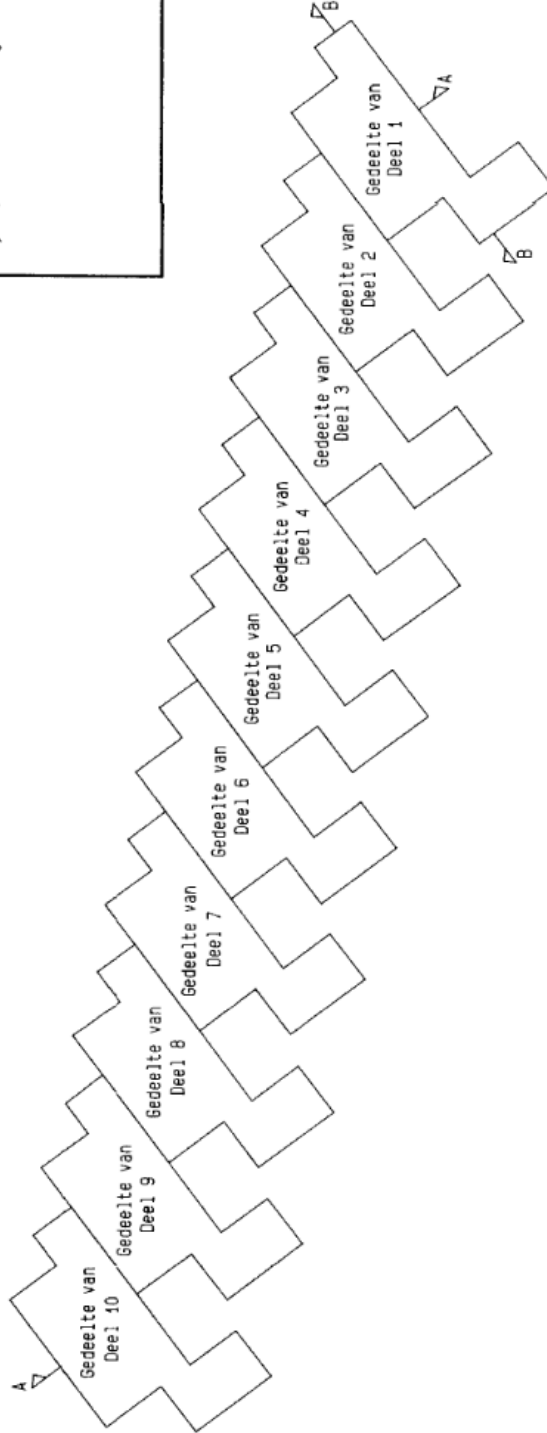


# SG Diagram



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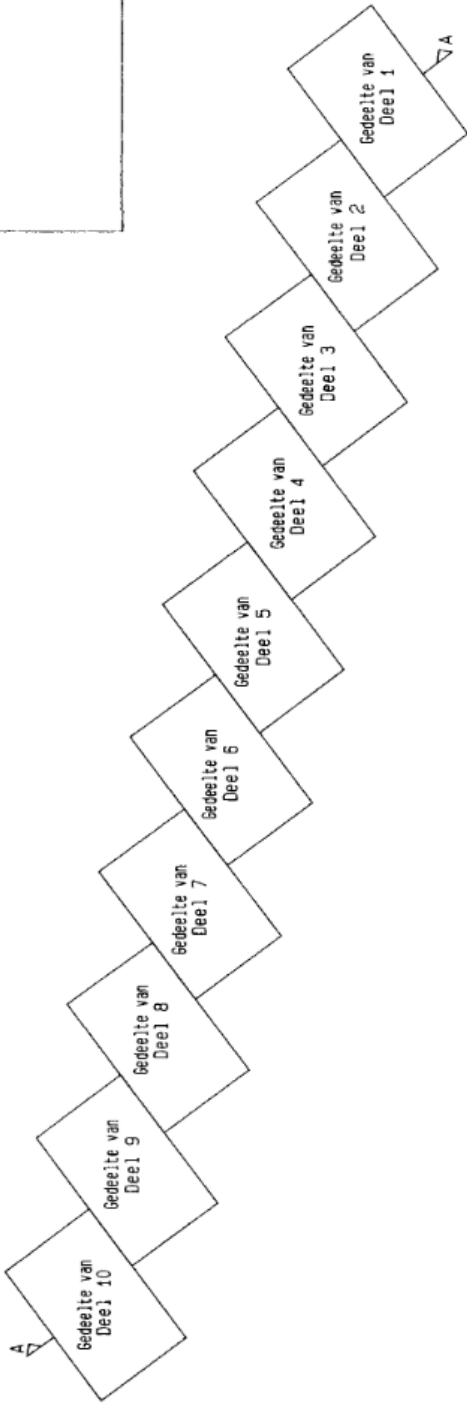
L.G.No. D748/2001  
**VEL 3 VAN 7 VELLE**  
 Goedgekeur  
*M.C. Franck. Schalk. 2001.09.27*  
 n. Landmeter-generaal Datum  
 OPMERKING:  
 1. Kyk vel 4 vir ander gedeeltes van DELE 3 tot 10.  
 2. Kyk vel 7 vir deelneemingskwotas.



**CASSE VILLA**  
 TEKENINGTITEL: Gebou 1  
 Grondverdispingplan  
 SKAAL 1: 250  
*J.M. Meiring*  
 LANDMETER: J.J. Meiring Geteken  
 Santamrust Gebou  
 Marktstraat 14  
 Middelburg  
 1050 Datum: 20-08-2001

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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

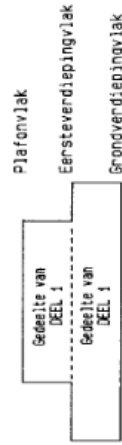
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L.G.No.D748/2001  
**VEL 6 VAN 7 VELLE**  
 Goedgekeur  
*H.c. Frank. Schulz. 2001.09.27*  
 n. Landmeter-generaal Datum  
 OPMERKING:  
 1.Kyk vel 7 vir deelnemingskwotas.

|                      |                     |                     |                     |                     |                     |                     |                     |                     |                     |
|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| 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<br><i>H. C. Frank. Schulz</i><br>n. Landmeter-generaal<br>Datum: 2001.09.27 |
| DEEL NR.  | VLOEROPPERVLAKTE<br>(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:  |                                       |  |
| <br>LANDMETER: J.J. MEIRING Geteken<br>Santamtrustgebou<br>Marktstraat 14A<br>Middelburg<br>1050 Datum: 20-08-2001 |                                       | <b>CASA VILLA</b><br>TEKENINGTITEL:<br>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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