

INFORMATION PACK

FOR

1.407Ha PLOT LARGE FAMILY HOME + FLAT **BUSINESS RESCUE SALE**

236 BOSUIL ROAD, KAMEELDRIFT EAST, PRETORIA



ON SITE AUCTION – Tuesday, 10 December 2024 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 236 OF THE FARM KAMEELDRIFT 298, GAUTENG - JR

Title Deed:	T45505/1998
Known As:	236 BOSUIL ROAD, KAMEELDRIFT EAST, PRETORIA
Extent:	1.4070Ha
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	AGRICULTURAL

PROPERTY INFORMATION

1.4070 Ha located on the R573 close to Roodeplaats Dam, Mooipoort Golf Course, all necessary amenities, and various businesses in Kameeldrift East – Pretoria, with easy access to major traffic roads and the N1.

Shopping centers in the close vicinity include Zambezi Junction and Kolonnade Shopping Centre.

This property boasts a beautiful double-story family home and a 2-bedroom flat. There is a large established garden and ample parking space with 3 lockable garages and 2 carports.

Main House

The house has 6 bedrooms and 4 bathrooms. The expansive kitchen has a scullery, laundry room, and pantry with ample cupboard, counter, and storage space. There is also a lounge, family room, and study. The house offers a combination of space and thoughtful design, making it perfect for families who value comfort, luxury, and a touch of nature.

The 2-bedroom flat is located on the second floor, has a separate entrance and was designed in such a way that it can form part of the main house. The flat has 1 bathroom.

This property is perfectly located in the booming economic node of Kameeldrift and is surrounded by established businesses with continuous development opportunities in this area. The businesses and industries provide employment and growth opportunities to the surrounding community.

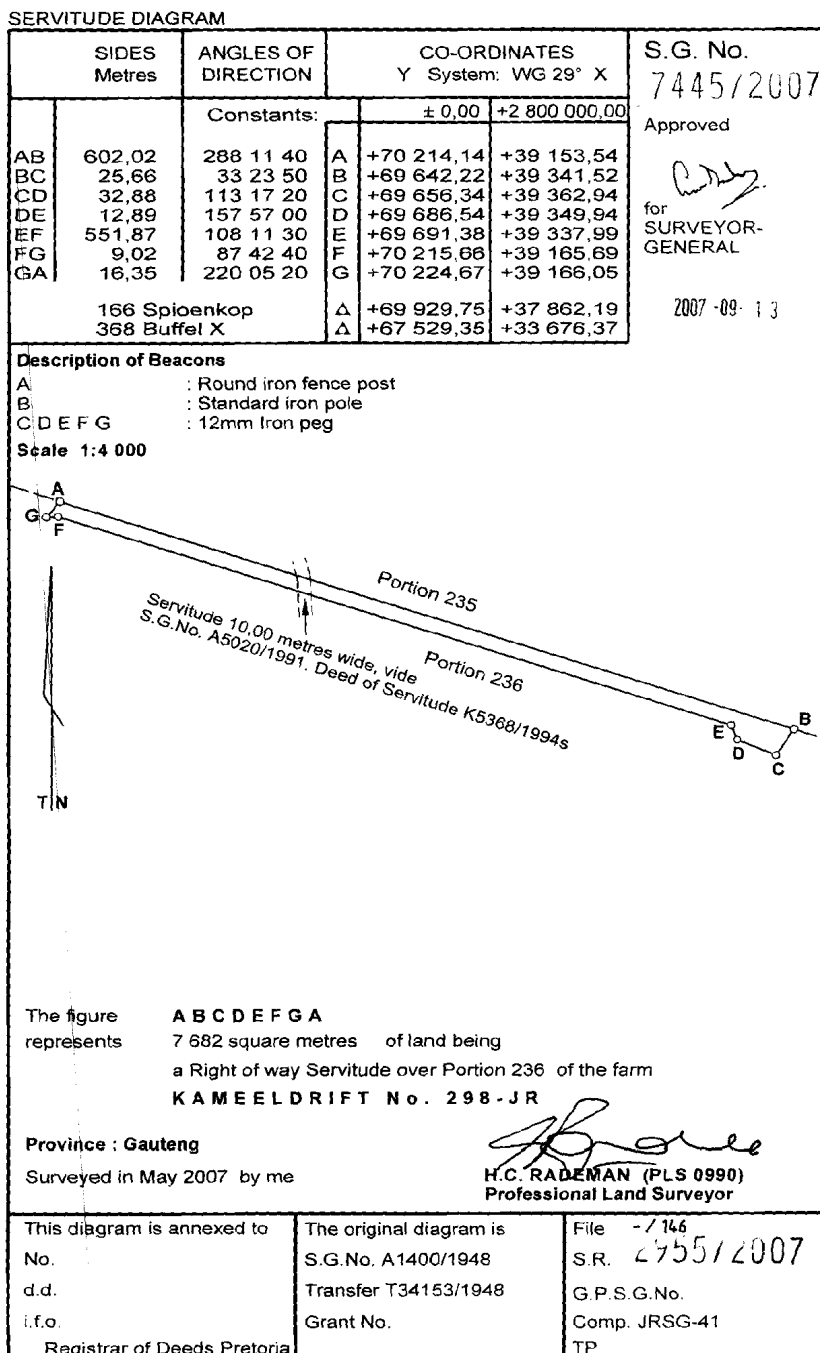
SECURITY

The property has excellent security measures in place with an alarm system and external security beams that are remotely controlled, an entrance gate, and an electrified fence all around the property.

ACCESS

The access to the property is currently over Portion 992 of the Farm 298, via Bosuil Road, with consent of the owner of Portion 992, which will terminate on the same of the property.

Once the property is sold, the purchaser has the right to establish an entry / exit to the property as indicated in the Right of Way Servitude Diagram LG 7445/2007 by notarial deed registered over the property for the benefit of the general public. This servitude is on the northern most boundary of the property.



WATER

The water supply to this property is from Portion 992 of the Farm 298 Kameeldrift, which agreement has been in place between the owners. The water is currently fed to the property on a gravitation system from Masimula dam on Portion 992, which is filled with boreholes.

Once the property is sold, the purchaser will need to apply for a direct connection within a period of 6 months with City of Tshwane.

PUBLIC ROAD

There is a registered leasehold against the remainder, in terms of Section 20 (1) of the Alienation of Land Act (an instalment sale agreement).

PROPERTY DESCRIPTION

Main House

- 6 Bedrooms
- 4 Bathrooms
- Kitchen
- Scullery
- Laundry Room
- Lounge
- Family Room
- Study

- Aircons
- Garden
- Excellent Security

Flat

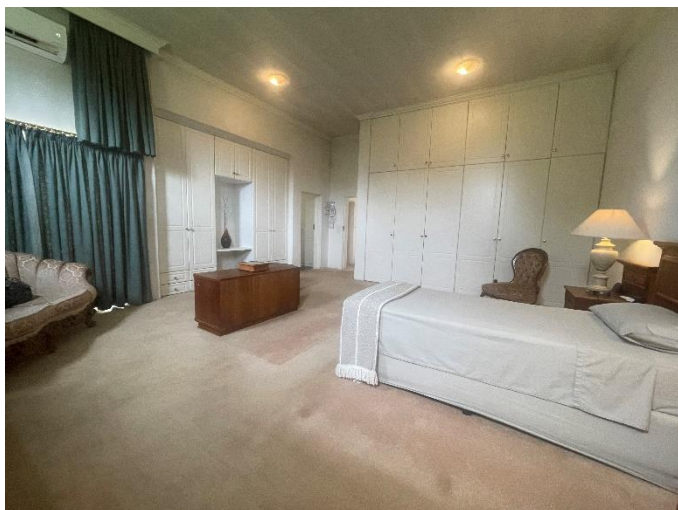
- 2 Bedrooms
- 1 Bathroom
- Separate Entrance

Rates & Taxes: ± R1,029.37 p/m



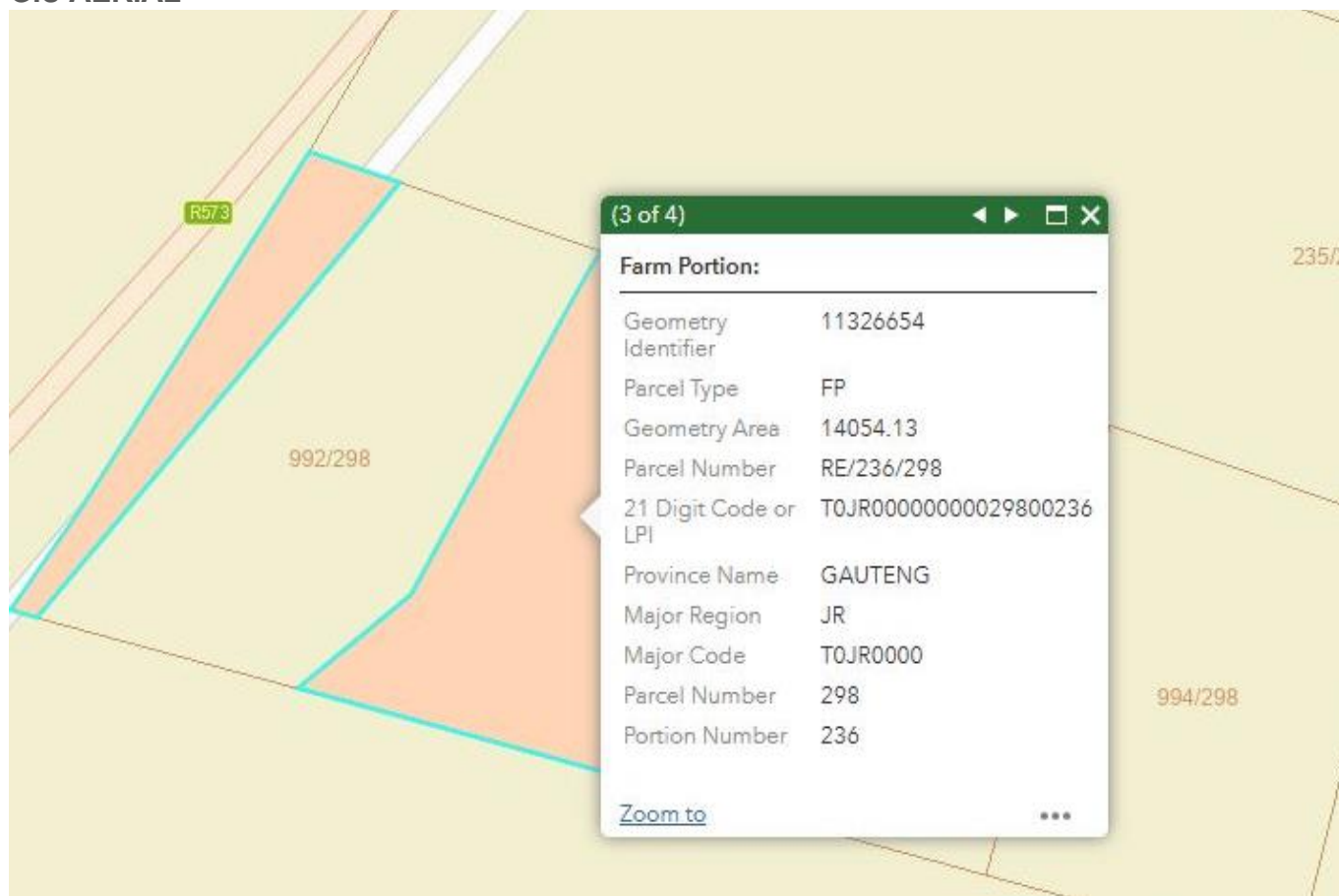
Photos







GIS AERIAL



AERIAL PHOTOS



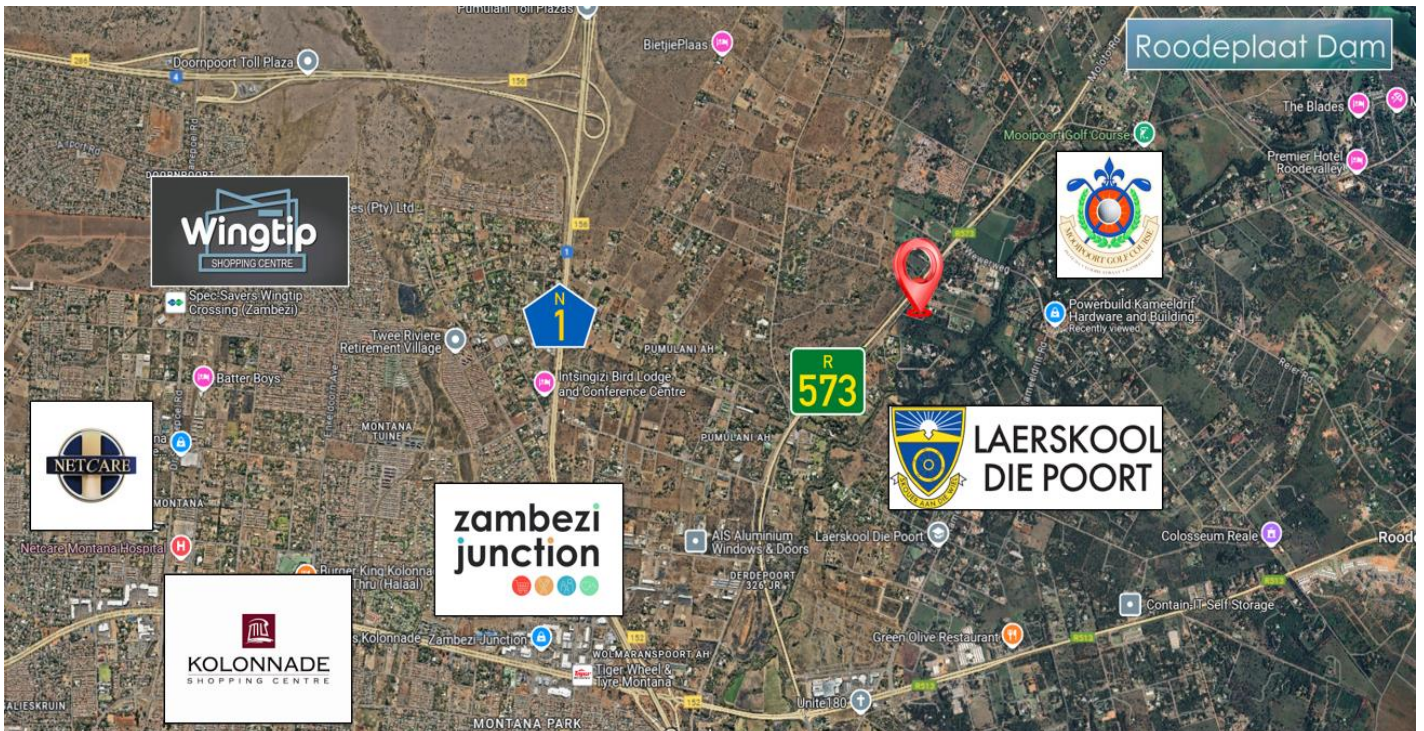
GIS AERIALS



Map



GPS Co-Ordinates 25°39'32.4"S 28°18'03.7"E
 -25.658993, 28.301039



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:

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pieter@bideasy.co.za

Disclaimer

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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.