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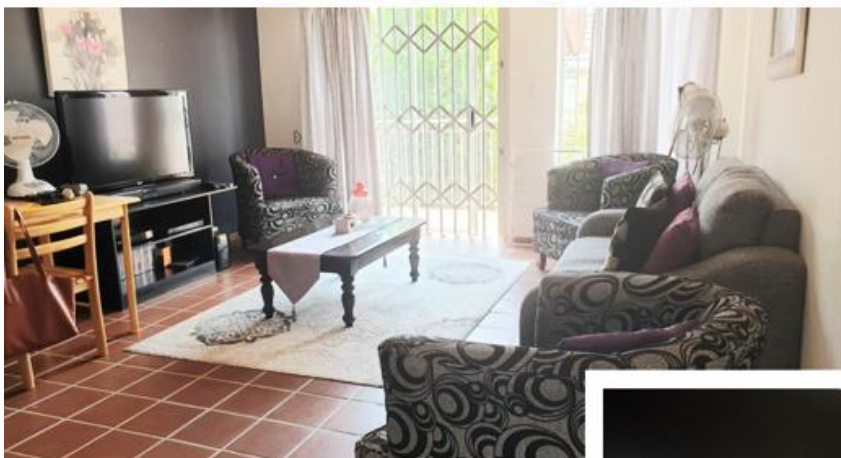
INFORMATION PACK

FOR

2 BED TOWNHOUSE IN SECURE COMPLEX

25 MONTERAMA, 68 SKOOL AVE, LA MONTAGNE, PRETORIA

****DECEASED ESTATE****



ON SITE AUCTION – Thursday, 16 January @ 11h00

Pieter 084 800 165 | info@barwedi.co.za



Property Information - Title Deed Information

SS MONTERAMA (325/1995), UNIT 25, LA MONTAGNE, GAUTENG - JR

Known As: 25 MONTERAMA, 68 SKOOL AVENUE, LA MONTAGNE, PRETORIA

Title Deed: ST24833/2016

Extent: 73m²

Master's Reference: 003111/2024

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT Registered for VAT

Zoning: RESIDENTIAL

Property Information:

Modern 2-bed apartment in the popular Monterama Complex. This property is well located in the suburb of La Montagne close to various shopping centers, schools, and easy access to major routes like Simon Vermooten Road and the N4 highway, which provides convenient access to central Pretoria and other parts of the city.

This apartment offers 2 bedrooms and 1 full bathroom. The modern kitchen has ample counter and cupboard space and flows into the open-plan living area which walks out onto a balcony with a stunning view. This property has 1 lock-up garage and open parking.

Schools in the vicinity include La Montagne Primary School, Laerskool Skuilkrans, and Willowridge High School. This property is also located near the Grove Mall, Lynnwood Lane, and Life Wilgers Hospital.

This low-maintenance face-brick complex has 24/7 access control supported by electric perimeter fencing and a swimming pool.

Rates & Taxes: ± R387.34 p/m | Levies: ± R 1,540.30 p/m

Property Details:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Lounge
- Balcony
- 1 Lock Up Garage



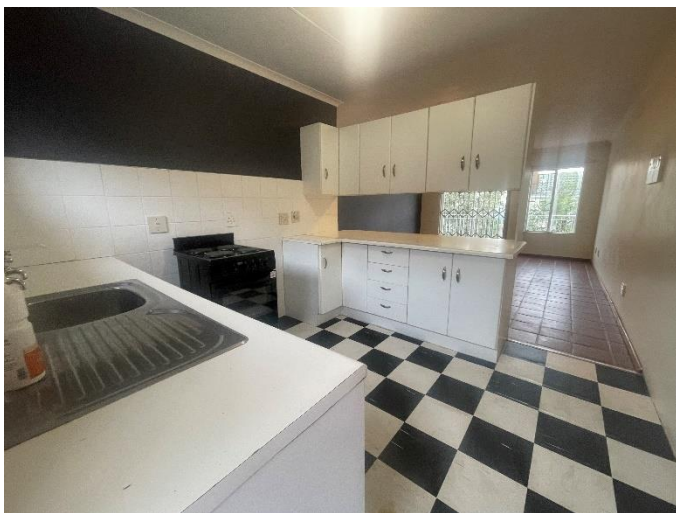


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Photos

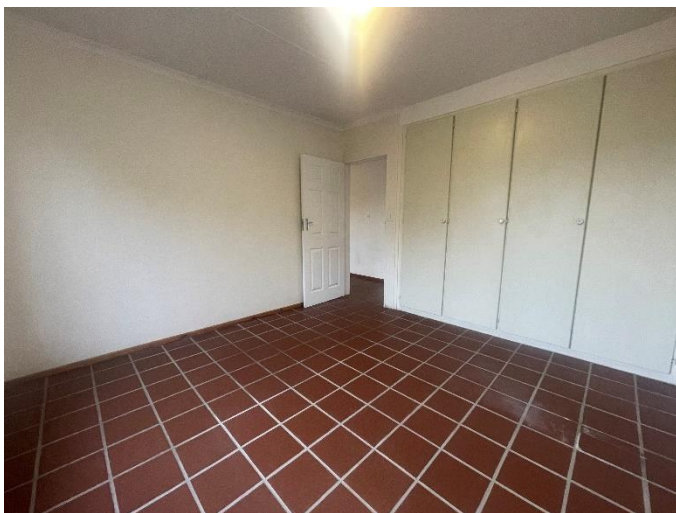




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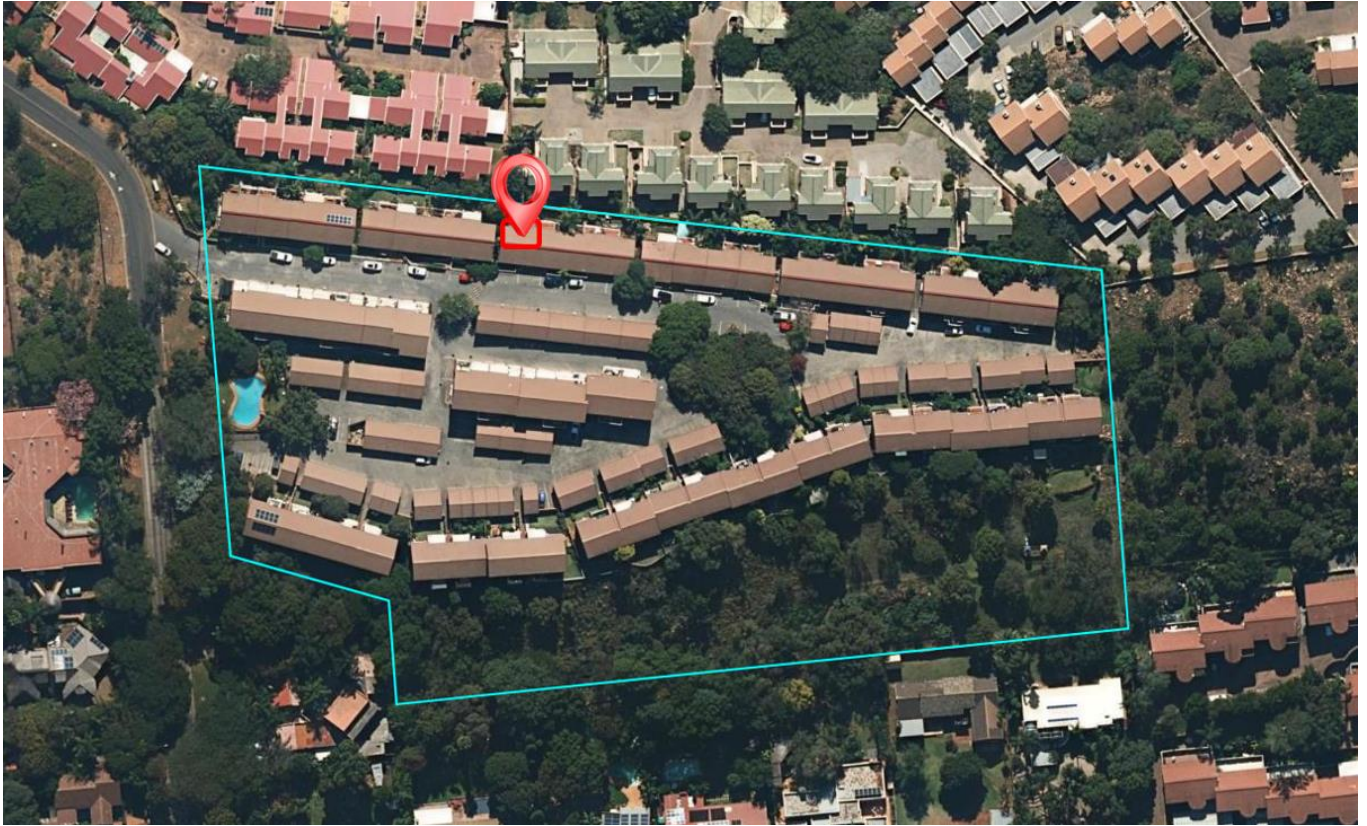


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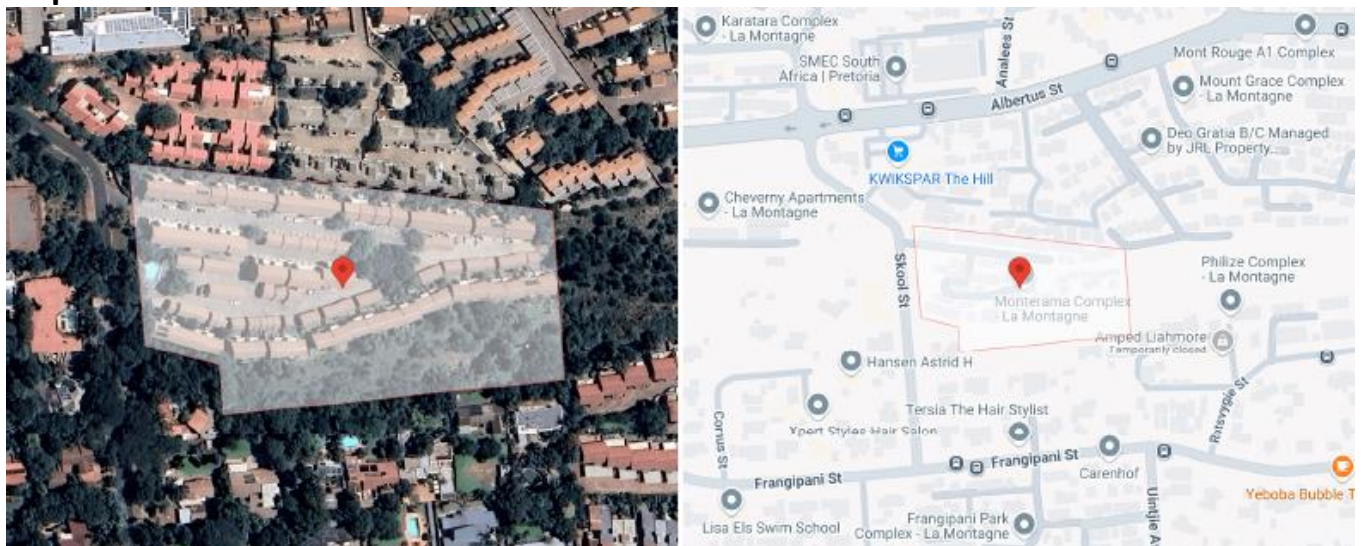
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GIS Aerial View



Map



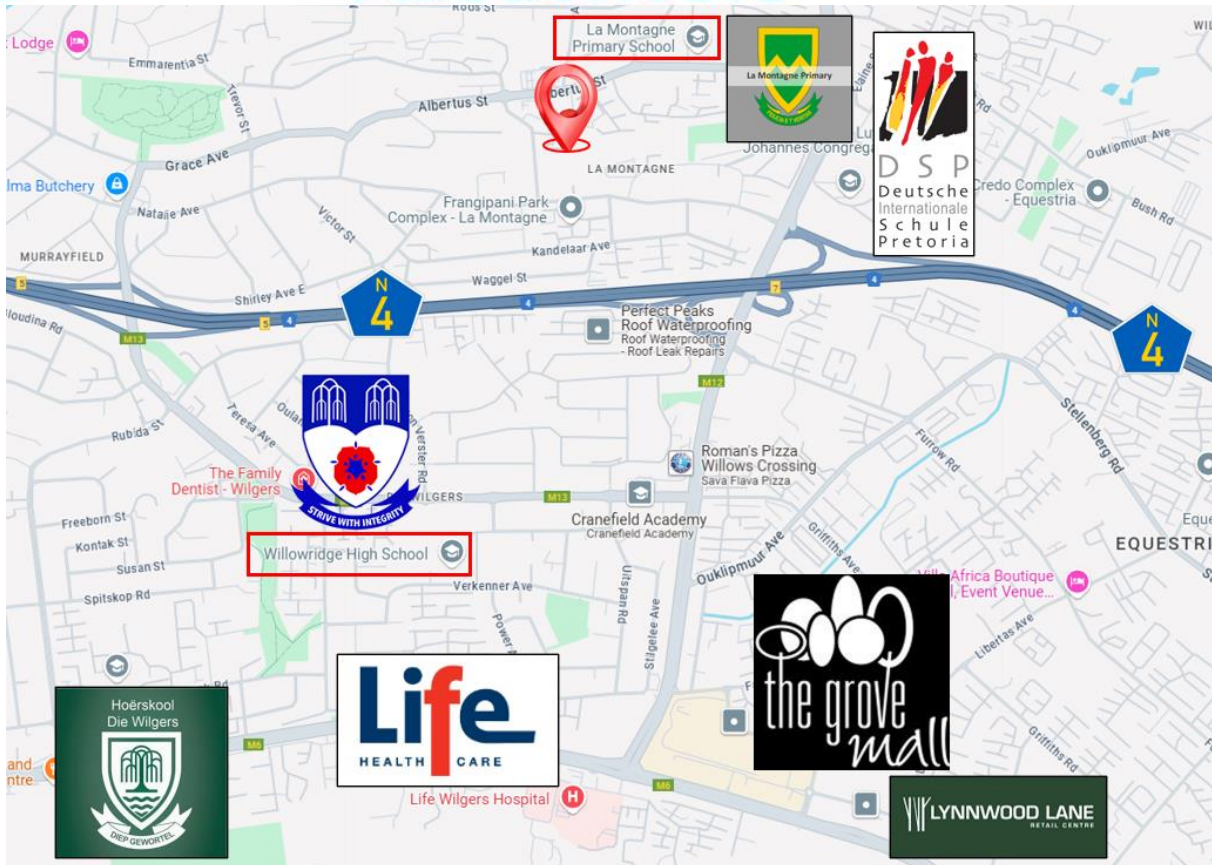
GPS Co-Ordinates 25°44'53.4"S 28°19'09.5"E
-25.748159, 28.319293





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Terms & Conditions

- 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, payable on the fall of the hammer.
- 45 Days for Guarantees.
- 14 Days Confirmation Period.

For more information or to pre-register, please contact:

Pieter Nel

084 8800 165 | pieter@bideasy.co.za

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