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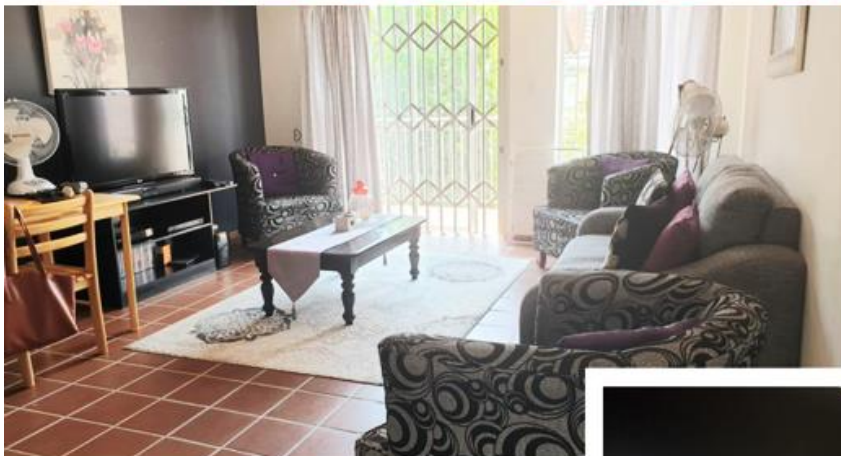
## INFORMATION PACK

FOR

# 2 BED TOWNHOUSE IN SECURE COMPLEX

90 MONTERAMA, 68 SKOOL AVE, LA MONTAGNE, PRETORIA

**\*\*DECEASED ESTATE\*\***



**ON SITE AUCTION – Thursday, 16 January @ 11h00**

Pieter 084 800 165 | [info@barwedi.co.za](mailto:info@barwedi.co.za)



### Property Information - Title Deed Information

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

**Known As: 90 MONTERAMA, 68 SKOOL AVENUE, LA MONTAGNE, PRETORIA**

**Title Deed: ST24833/2016**

**Extent: 73m<sup>2</sup>**

**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



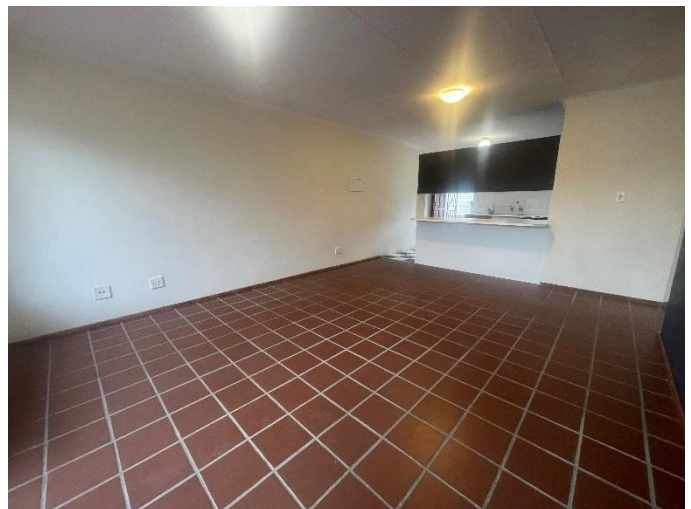
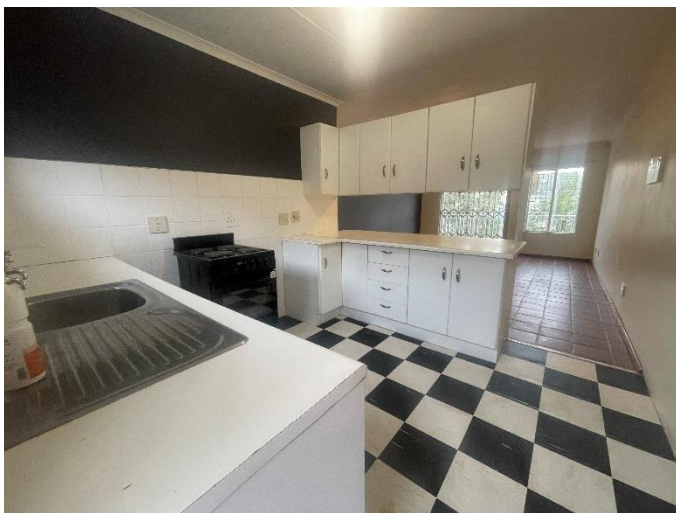


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## Photos





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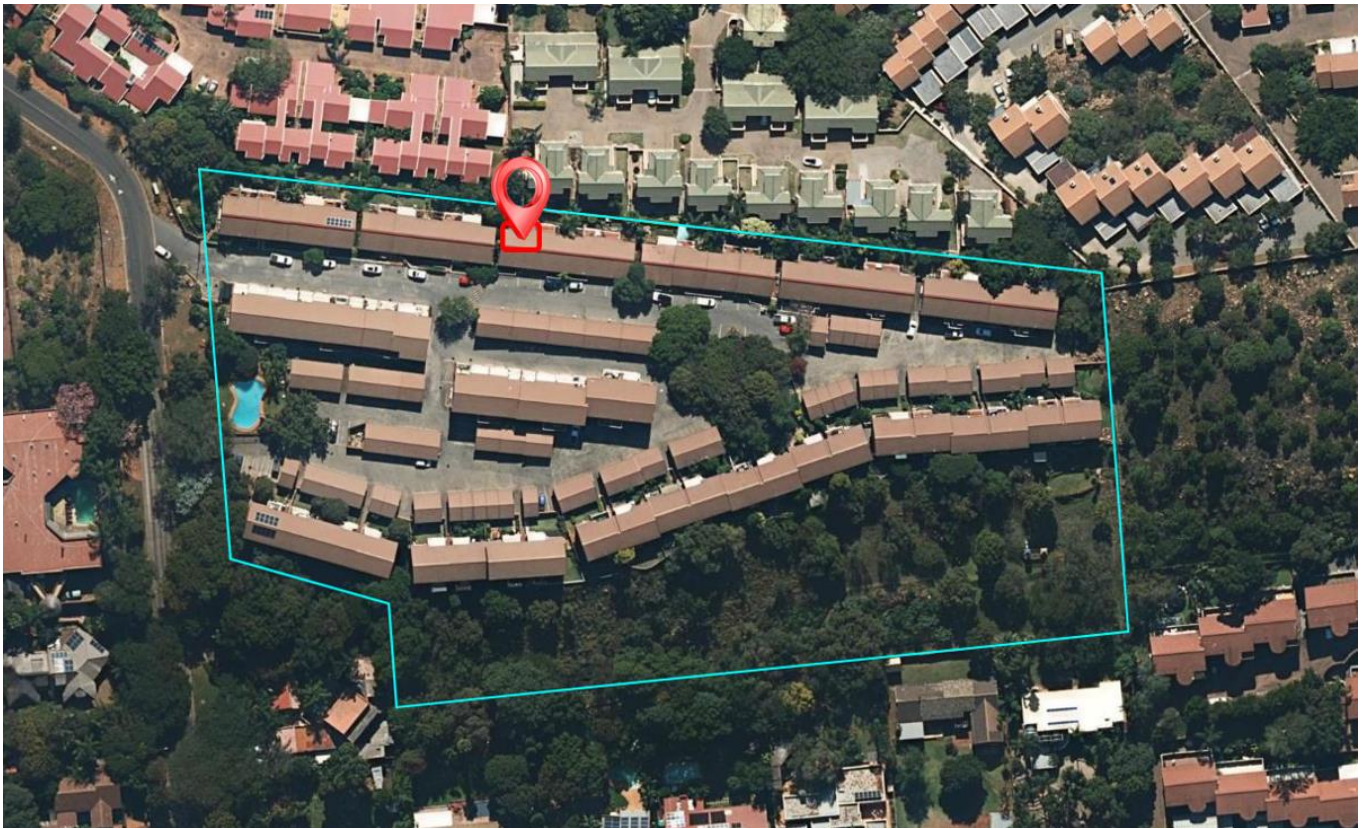


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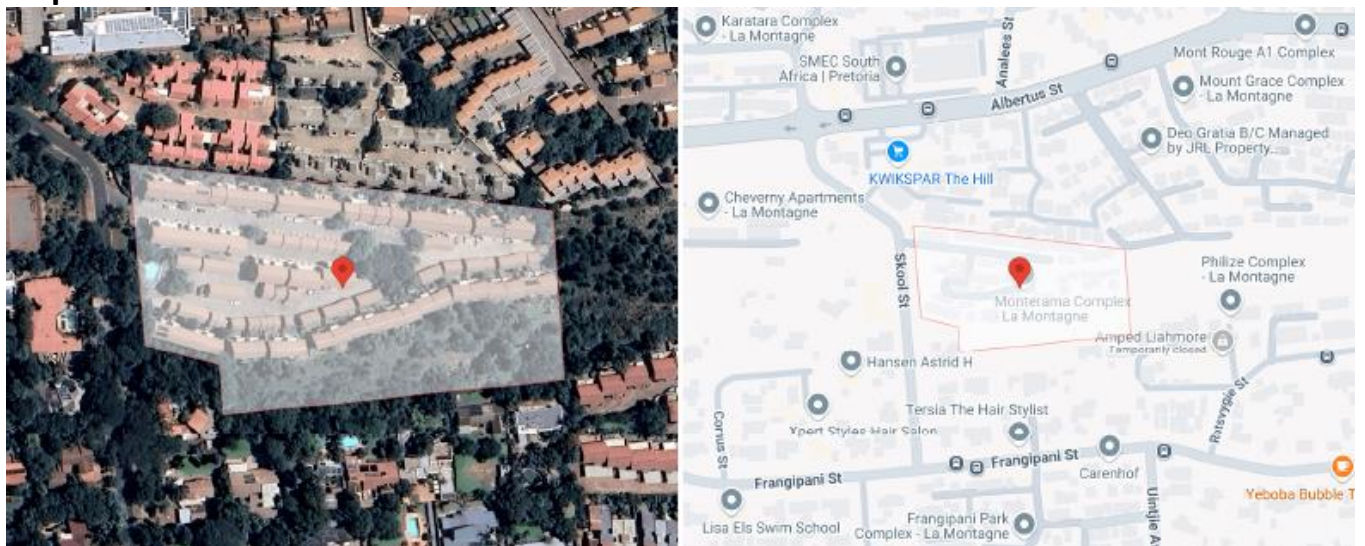
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## GIS Aerial View



## Map



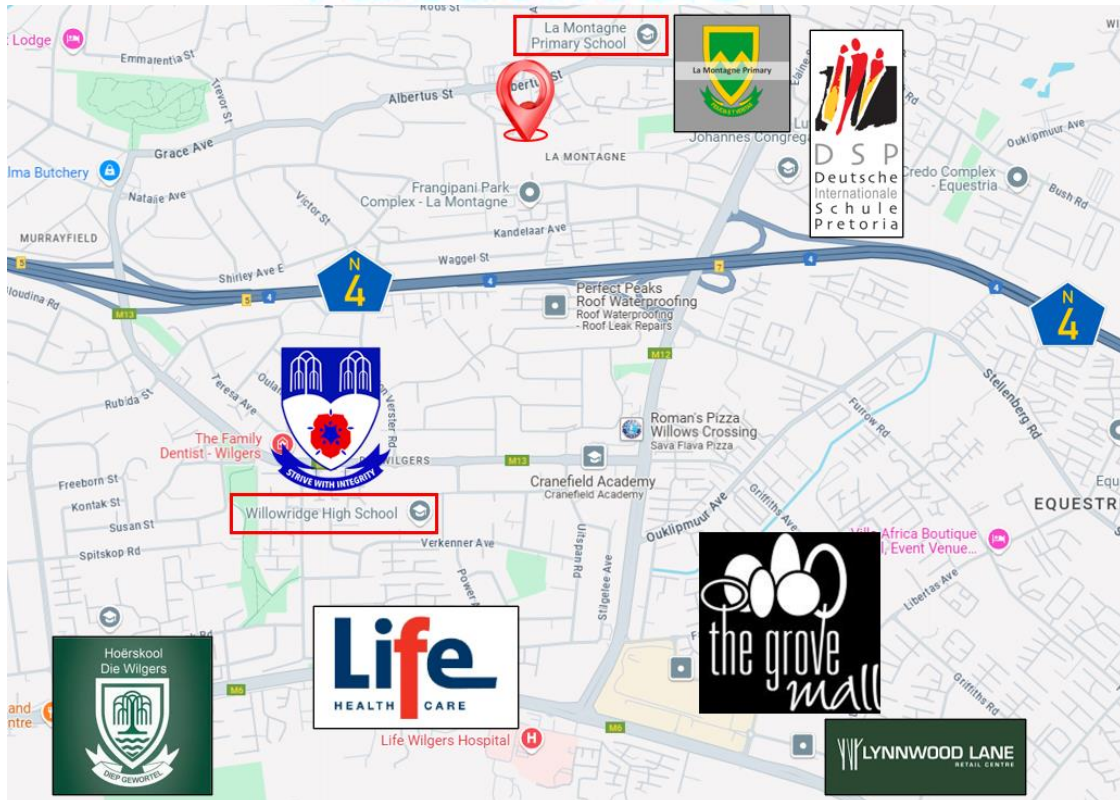
**GPS Co-Ordinates 25°44'53.4"S 28°19'09.5"E**  
**-25.748159, 28.319293**





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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](mailto: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. Barwedi reserves right to remove / add assets / lots without notice before or on auction day.**

