

INFORMATION PACK

FOR

PRIME LIFESTYLE PLOT

4 BED HOME / WORKSHOPS /
STORAGE FACILITIES

32KVA SOLAR SYSTEM - OFF THE GRID

PTN 499 OF FARM ROODEPOORT 504, R104, BRONKHORSTSPRUIT



ON SITE AUCTION – Tuesday, 18 February 2025 @ 11h00
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Property Information

Title Deed Information –

PORTION 499 (OF PRTN 202) OF FARM ROODEPOORT 504, GAUTENG - JR	
Title Deed:	T12493/2021 & T74553/2024
Known As:	PTN 499 OF FARM ROODEPOORT 504, BRONKHORSTSPRUIT
Extent:	8635m²
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

This immaculate property is located in Durley AH – Bronkhorstspuit, close to all necessary amenities and less than a 10-minute drive to Bronkhorstspuit CBD.

The property boasts a modern 4-bedroom house, ample workshops and storage facilities, and staff accommodation. The **32KVA solar system supplies the whole property with electricity** and includes 64 x solar panels, 4 x 8Kw inverters, and 25 x 5kw batteries.

This property has easy access from the R104 and endless possibilities for investors or business owners in a **prime location** with **excellent security**.

The house boasts a spacious layout with 4 large bedrooms and 3 bathrooms, including a master bedroom with an en-suite bathroom. The house has a modern kitchen with a pantry and scullery, an open-plan living/dining room, and an additional lounge. The outdoor living facilities include an enclosed patio featuring stack doors with a built-in braai, a swimming pool, an entertainment area with a bathroom, and a boma. There are air conditioning throughout the house.

Your parking needs are met with a carport accommodating 2 cars, 3 single garages, and ample open parking space.

The staff accommodation offers 3 rooms, a communal kitchen and bathroom providing comfortable living quarters for staff.

Additional features include:

- 2 Boreholes
 - One borehole is connected to the garden and the other to the 3 x water tanks on the property ensuring a reliable water supply to the house.
- 3-Phase electricity from Eskom (not in use).
- Arable farm land ideal for growing small-scale crops.
- Ample workshops and storage facilities.

Rates & Taxes: ± R2,302.75 p/m

Aerial

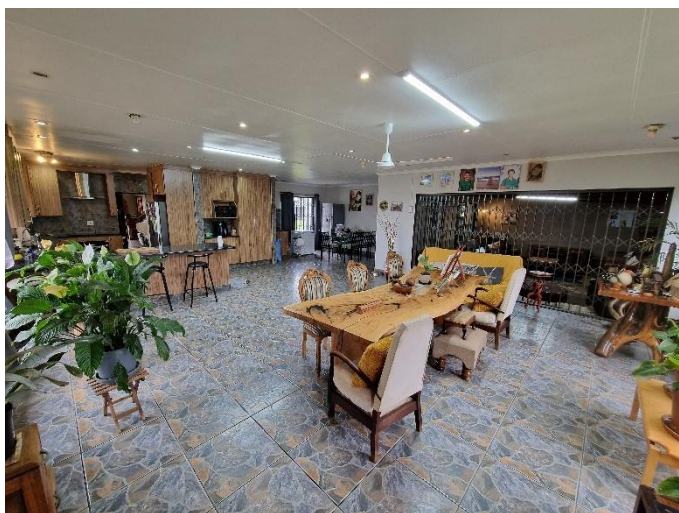


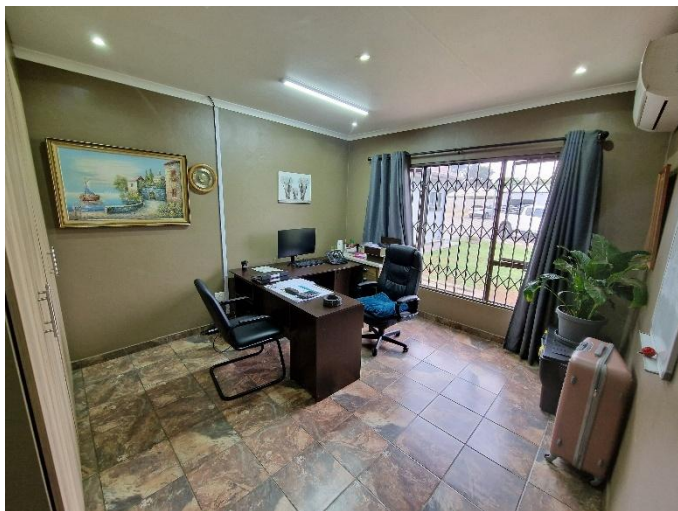
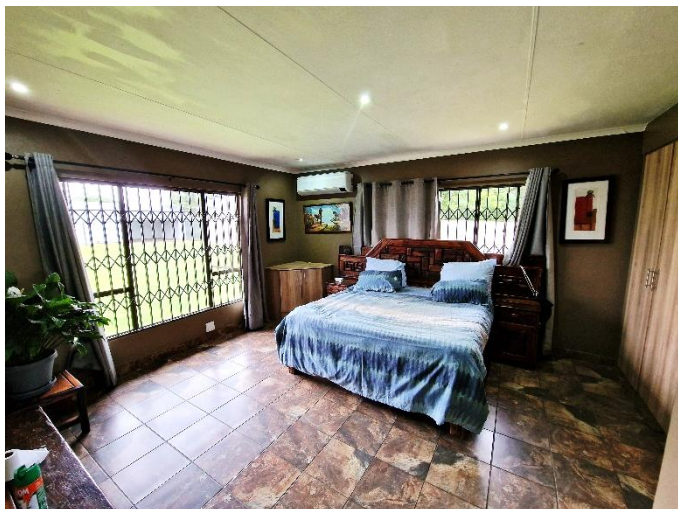
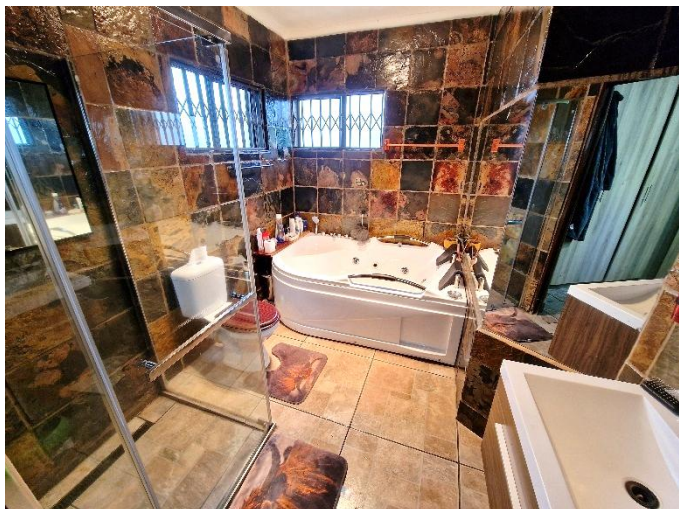
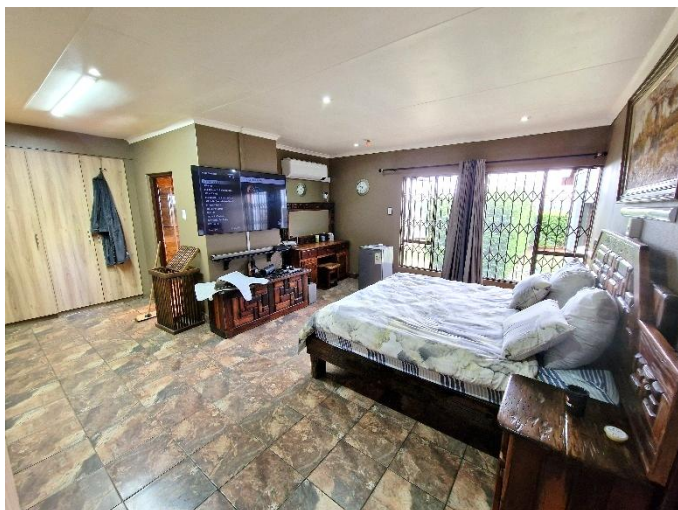


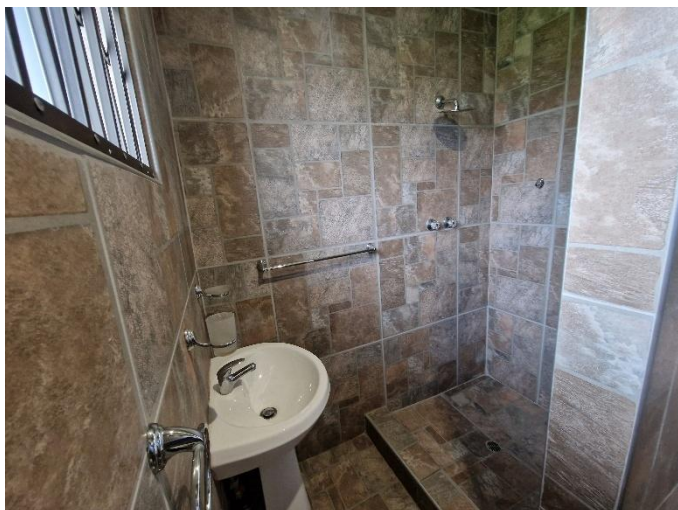
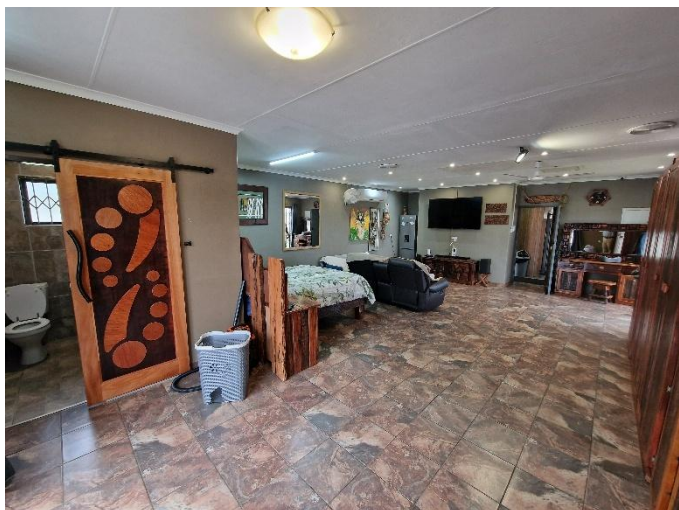
GIS



Photos – House







Workshops / Storage



Arable Land & Staff Housing



Solar System



Map



GPS Co-Ordinates 25°48'28.7"S 28°45'29.5"E
-25.807972, 28.758181



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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Disclaimer

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