

INFORMATION PACK

FOR

LARGE FAMILY HOME WITH 2 BED FLAT & HOME OFFICE **BEST ADDRESS**

86 GENERAAL LOUIS BOTHA STREET, BRONKHORSTSPRUIT



ON SITE AUCTION – Tuesday, 8 April 2025 @ 11h00
Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 1257, BRONKHORSTSPRUIT EXT 1, GAUTENG – JR

Title Deed: T15759/2005

Extent: 2000m²

Known As: 86 GENERAAL LOUIS BOTHA STREET, BRONKHORSTSPRUIT

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

Large family home with 2-bedroom flat and home office situated in Bronkhorstspuit. This property is situated in a **sought-after area opposite Hoërskool Erasmus**, close to Laerskool du Preez van Wyk, and has easy access to all the amenities Bronkhorstspuit has to offer.

Main House

The main house features 3 bedrooms and 2 bathrooms. The kitchen was beautifully designed with lots of natural light and has ample counter and storage space with a scullery. The entrance hall is currently being used as a workspace/home office.

The living areas consist of a living room, dining room, and spacious lounge with a fireplace that leads to an enclosed patio and outside entertainment area with a braai.

The main bedroom has ample built-in cupboards, and a modern ensuite bathroom featuring a bath, shower, basin, and toilet. The other 2 bedrooms share a bathroom.

The house has beautiful features with tall, beamed ceilings.

This property has dual entrances. The outside features include a swimming pool, an established garden, ample parking space, 3 garages with workspace, and a carport for 4 vehicles.

Flat

The flat consists of a spacious kitchen with an adjoining living room. There are 2 bedrooms and 1 full bathroom. The flat has a private entrance.

Home Office

The property has a home office with 2 rooms, an open-plan kitchenette, and a guest toilet. This area has the potential to be converted into a 1-bedroom flat.

Rates & Taxes: ± R1,830.00 p/m

Property Description

Main House

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Scullery
- Living Room
- Dining Room
- Lounge
- Enclosed Patio
- Swimming Pool
- Garden
- 3 Garages
- Carport (4 Vehicles)

Flat

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Living Room
- Own Entrance

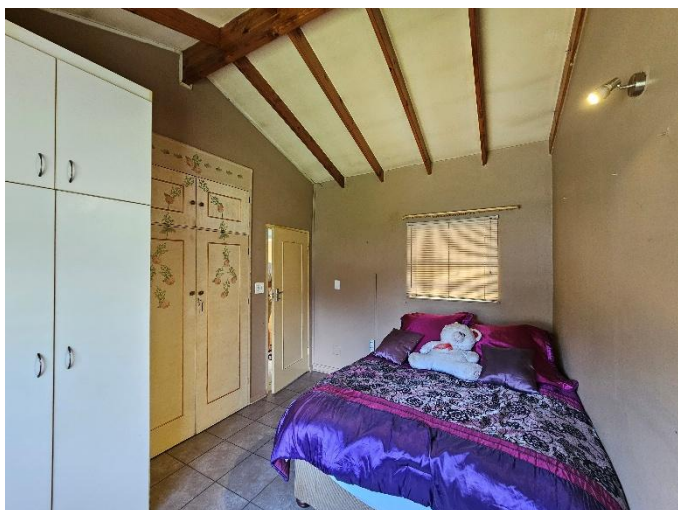
Home Office

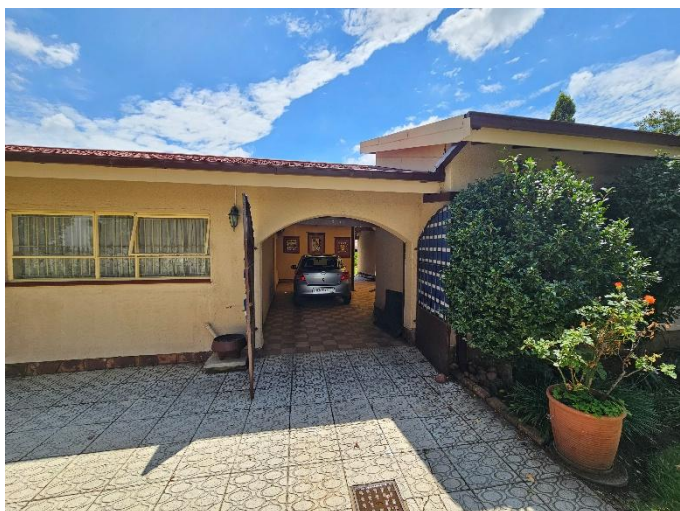
- 2 Rooms
- Kitchenette
- Guest Toilet



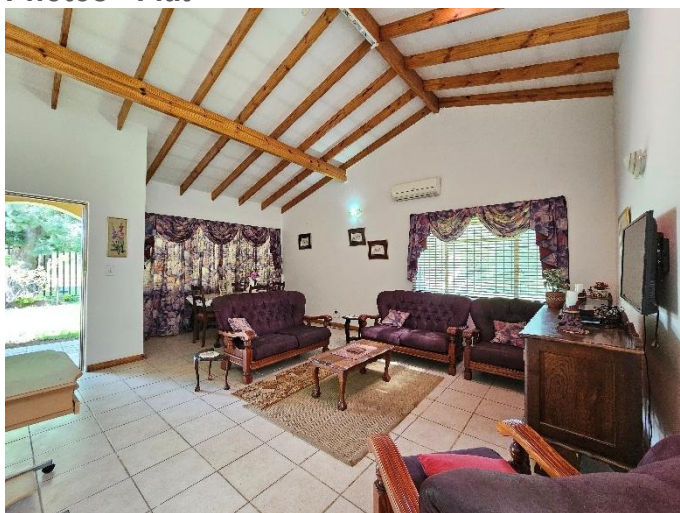
Photos – House







Photos - Flat





Photos – Home Office

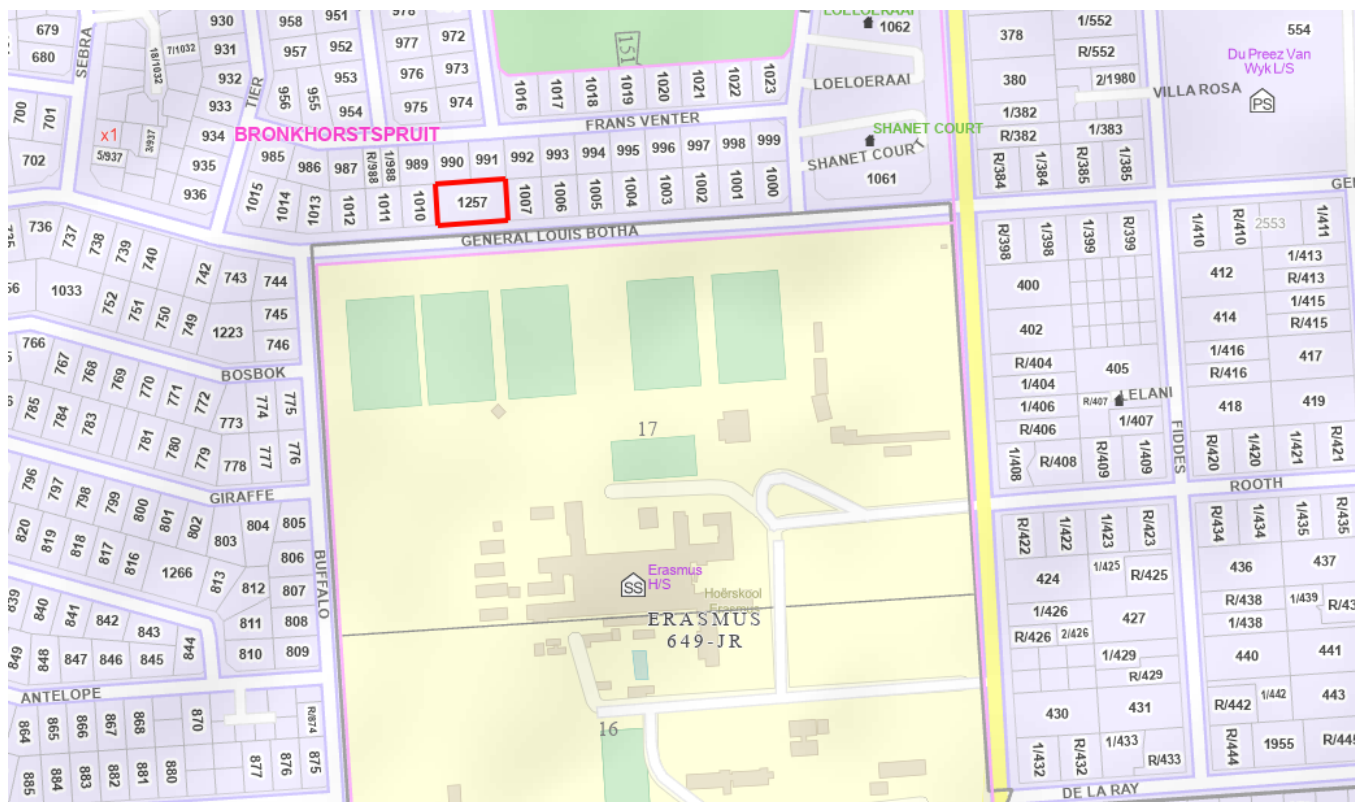




Photos – Garages / Carports / Workspace



GIS Aerial View



Map



GPS Co-Ordinates 25°48'36.0"S 28°43'53.4"E
 -25.809985, 28.731495



Aerial



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

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