

# INFORMATION PACK

FOR

# PRIME ACCOMMODATION OPPORTUNITY MUSINA LARGE 8 ROOM HOUSE

2 HILL AVENUE, MUSINA



ON SITE AUCTION – Tuesday, 15 April 2025 @ 10h00

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## Property Information

Title Deed Information –

### PORTION 0 OF ERF 1266, MESSINA EXT 6, LIMPOPO - MT

Known As:	2 HILL AVENUE, MUSINA
Title Deed:	T50681/2012PTA
Extent:	1187m <sup>2</sup>
Local Authority:	MUSINA LOCAL MUNICIPALITY
Registration Division:	MT
Province:	LIMPOPO
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

## Property Information

This large double-storey home is situated in the heart of **Musina known as the transport and logistics hub**. The home has a modern layout with spacious living areas and is designed for luxury and comfort close to all the essential amenities that Musina has to offer.

Musina, located in Limpopo province near the Zimbabwean border, serves as a **pivotal transport hub in Southern Africa**. Its strategic position along the N1 highway facilitates significant **cross-border trade and logistics operations**.

Musina is a vibrant town with a diverse range of commercial activities that contribute significantly to its economy including **mining, logistics, agriculture, and retail**, and serves as a **vital commercial hub**.

This property is ideally situated so that residents have easy access to main and major routes, shopping centers, and medical facilities. It is within walking distance from Musina Mall (1km) and Messina Golf Club (1.3km) and close to Laerskool Messina Primary School (2.2km) and Hoërskool Eric Louw Secondary School (2.8km).

Upon entering, you will find 2 large living areas, a home office (which can be opened to form part of the living room), and a kitchen with a utility room and storage room/pantry. There are 3 bedrooms, and 2 bathrooms situated downstairs. There is also a large study with a guest toilet.

Upstairs is a pajama lounge with 2 ensuite bedrooms that both walk out onto a shared balcony.

Outside features include a double garage, ample parking space, a garden, and a staff room with a separate outside bathroom which has the potential to be converted into a flatlet.

Currently, the residence is leased to contractors per room which yields a higher, monthly rental income. The configuration of the house allows for 8 rooms to be rented out.

### Property Details:

- 5 Bedrooms
- 4.5 Bathrooms
- Kitchen
- Utility Room
- Storage Room / Pantry
- Study
- Home Office
- Double Garage
- Ample Parking
- Garden
- Staff Room
- Outside Bathroom

**Rates & Taxes** ± R638.04 p/m

### Commercial Activities in the Musina Area

Musina, situated in the Limpopo province of South Africa, serves as a vital commercial hub due to its strategic location near the Zimbabwean border. The town's economy thrives on various sectors, including mining, agriculture, retail, and logistics.

### **Mining Industry**

Historically, Musina's economy has been anchored in mining activities, particularly the extraction of copper, iron ore, coal, and diamonds. These mineral resources have attracted significant investment and continue to play a crucial role in the local economy.

### **Agriculture**

The fertile lands surrounding Musina support diverse agricultural activities, ranging from small vegetable gardens to large-scale commercial farming. Crops such as citrus fruits, tomatoes, and various vegetables are cultivated, contributing to both local consumption and export markets ([cer.org.za](http://cer.org.za)).

### **Retail and Services**

As a bustling town, Musina offers a variety of retail outlets, restaurants, and coffee shops catering to both residents and visitors. The presence of numerous businesses provides essential services and goods, enhancing the town's commercial landscape ([south-africa-info.co.za](http://south-africa-info.co.za)).

### **Logistics and Trade**

Musina's proximity to the Beitbridge border post, one of Africa's busiest land ports, positions it as a key player in regional trade and logistics. The town facilitates the movement of goods between South Africa and other SADC countries, bolstering its status as a logistics hub ([mmsez.co.za](http://mmsez.co.za)).

### **Musina-Makhado Special Economic Zone (MMSEZ)**

A significant development enhancing Musina's commercial appeal is the establishment of the Musina-Makhado Special Economic Zone. This initiative aims to attract investment, promote



industrialization, and create employment opportunities, thereby stimulating economic growth in the region (mmsez.co.za).

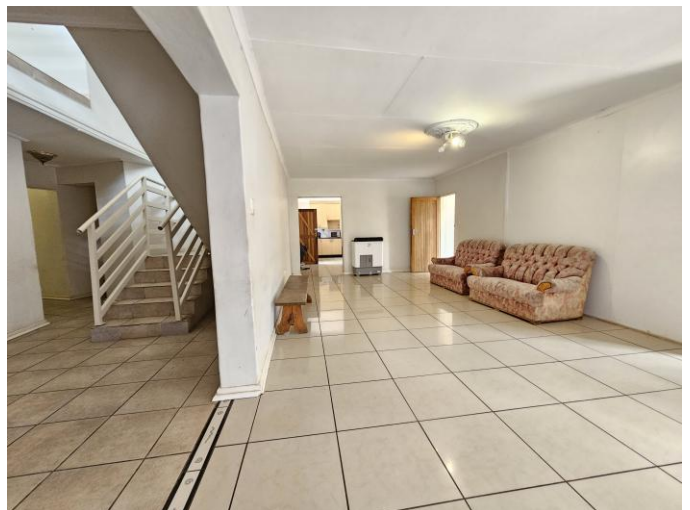
Collectively, these sectors underscore Musina's pivotal role in regional commerce, leveraging its strategic location and resource-rich environment to foster economic development.

## Aerial





Photos







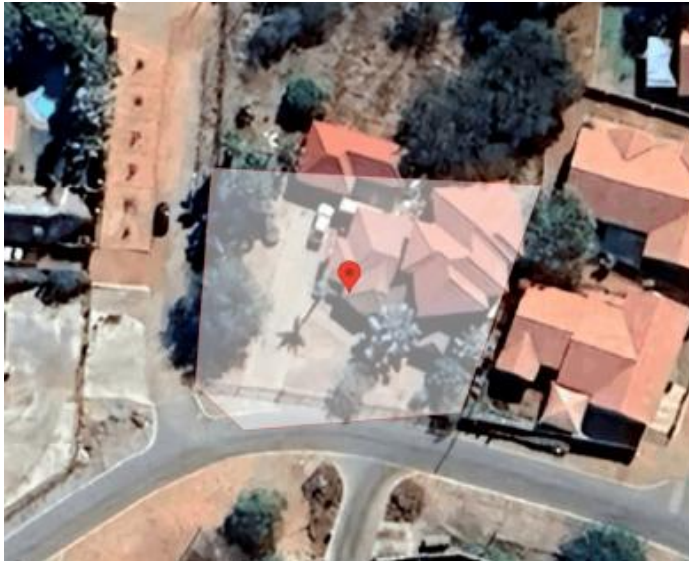




Map







GPS Co-Ordinates 22°20'32.1"S 30°02'10.5"E  
-22.342244, 30.036262

### 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 Nel**

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