

# INFORMATION PACK

FOR

# PRIME ACCOMMODATION OPPORTUNITY MUSINA

# LARGE 5 ROOM HOUSE

2485 CAMPBELL STREET, MUSINA



ON SITE AUCTION – Tuesday, 15 April 2025 @ 12h00  
Pieter 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)

## Property Information

Title Deed Information –

### PORTION 0 OF ERF 2485, MESSINA-NANCEFIELD EXT 7, LIMPOPO - MT

Known As:	2485 CAMPBELL STREET, MUSINA
Title Deed:	T113316/2006PTA
Extent:	1439m <sup>2</sup>
Local Authority:	MUSINA LOCAL MUNICIPALITY
Registration Division:	JR
Province:	LIMPOPO
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

## Property Information

Large family home situated in Nancefield-Messina close to all the necessary amenities that Musina has to offer with easy access to the N1, a major route linking Johannesburg to Musina and onward to Zimbabwe and the rest of Africa.

Musina is a strategic **transport and logistics hub** in Limpopo, due to its location near the **Beitbridge Border Post, the busiest land border in Africa** handling thousands of trucks and travelers daily moving between South Africa and Zimbabwe. The town plays a crucial role in facilitating trade, freight movement, and supply chain operations between South Africa and the SADC (Southern African Development Community) region.

The home is designed for simplicity and comfort and offers all the essentials for a pleasant lifestyle in a neatly arranged footprint.

This property is situated in a quiet area outside Musina providing residents with a tranquil environment away from the hustle and bustle while being located close to Musina Mall (6.9km), Laerskool Messina Primary School (8.2km), Hoërskool Eric Louw High School (7.5km), and Messina Golf Course (6.9km).

The house has 3 bedrooms and 2 bathrooms. The kitchen is efficient, with ample and functional storage space. There are 2 large living areas with a patio overlooking the garden.

Outside features include a swimming pool, garden and ample parking.

The residence is currently leased to contractors per room which yields a higher, monthly rental income. The configuration of the house allows for 5 rooms to be rented out.

Residents have easy access to main and major routes (including public transport routes), shopping centers, medical facilities, and all the necessary amenities that Musina has to offer.

### Property Details:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- 2 x Living Areas
- Large Patio
- Swimming Pool
- Garden
- Ample Parking

**Rates & Taxes** ± R139.79 p/m

### Commercial Activities in the Musina Area

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**.

As a **key commercial hub**, Musina's economy is driven by several major activities:

### **Mining**

Musina's economy has been anchored in mining activities, particularly the extraction of copper, iron ore, coal, and diamonds.

- **Copper:** Historically, Musina developed around copper mining.
- **Diamonds:** The Venetia Diamond Mine, one of the largest in South Africa, is nearby.
- **Iron Ore and Coal:** These resources contribute to the local mining sector.

### **Cross-Border Trade**

Musina is a major transit town for goods moving between South Africa and Zimbabwe via the Beitbridge Border Post (the busiest land border in Africa).

Trade includes fuel, agricultural products, manufactured goods, and wholesale retail items.

### **Retail and Wholesale**

Large shopping centers and wholesale markets serve travelers, truck drivers, and traders.

Informal markets thrive, selling clothing, food, and household goods.

### **Agriculture**

Farming activities include citrus, mangoes, tomatoes, and livestock due to the region's warm climate and access to the Limpopo River.



Photos









Aerial





Map



GPS Co-Ordinates 22°22'07.0"S 29°59'42.5"E  
-22.368616, 29.995124



## 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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