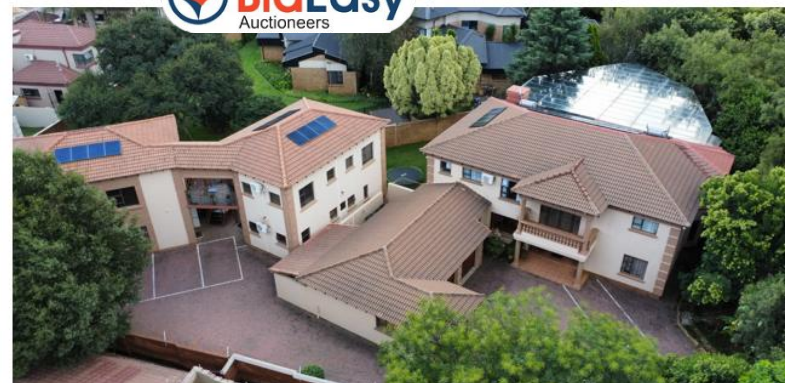


INFORMATION PACK

FOR

LUXURIOUS 4 BED HOME WITH 4 x APARTMENTS **INCOME GENERATING PROPERTY**

63 ABEL STREET, TERENCE, KEMPTON PARK



ON SITE AUCTION – Thursday, 24 April @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 442, TERENURE EXT 14, GAUTENG - IR

Title Deed: T51134/2021

Extent: 1702m²

Known As: 63 ABEL STREET, TERENURE, KEMPTON PARK

Local Authority: EKURHULENI METROPOLITAN MUNICIPALITY

Registration Division: IR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL 1 – SPECIAL CONCENT FOR A GUESTHOUSE

Property Information

This exceptional property features a **modern 4-bedroom house and 4 self-catering apartments** nestled in the **prestigious neighborhood of Terenure, Kempton Park**.

The property is centrally located close to OR Tambo International Airport, various schools (Jeugland High School, Laerskool Van Riebeeckpark, Norkem Park Primary and High School, and Hoërskool Kempton Park), shopping centers and has easy access to main and major roads.

The versatility of this estate extends beyond the main residence and has the potential to be a guest house, event venue, or corporate retreat. The apartments are ideal for Airbnb or have the potential for long-term rentals.

The property boasts amenities such as a heated indoor swimming pool, a large entertainment room with sliding doors, a built-in braai, a boma area, and a jacuzzi.

The property also has a 50kva generator, solar panels, a 5kva inverter, 2 x 1000L JoJo Tanks, and excellent security with 16 cameras and an alarm system.

Main House

The main house boasts 4 upstairs bedrooms (2 ensuite bedrooms) and 2 bedrooms with a shared bathroom. Three of the bedrooms lead to a balcony overlooking the inviting indoor pool. The upper floor is complemented by a pajama lounge.

Downstairs is the beautifully designed kitchen, 2 expansive living spaces, 2 dining areas, a well-appointed study, a wine cellar, a guest toilet, a covered patio featuring a fully-equipped gym, and a loft area.

Outside features include 3 automated garages that provide secure parking with direct access to the main house, ample guest parking, staff quarters with a bathroom, and a garden shed.

Apartments

This property has **4 furnished self-catering apartments**. Each unit comprises 2 bedrooms with ensuite bathrooms, an open-plan kitchen, and a lounge area.

Property Description:

Main House

- 4 Bedrooms
- 3 Bathrooms
- Guest Toilet
- Kitchen
- 2 x Living Areas
- 2 x Dining Areas
- Study
- Wine Cellar
- Covered Patio
- Gym
- Loft
- Entertainment Room with Built-in-Braai
- Garden
- Indoor Pool (Heated)
- 3 Automated Garages
- Wine Cellar
- Jacuzzi

Apartments (Furnished):

- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Lounge
- Air Conditioning

Additional Features:

- Excellent Security (Fenced, Alarm System, 24 Hour Response, 24 Hour Access, Guard House, Guard & Boomed Area)
- 50 kva Generator
- Solar
- Solar Geysers
- 2 x JoJo Tank
- 3 Phase Electricity

Rates & Taxes: ± R2,611.20 p/m

Photos – Main House









Apartments





Aerial

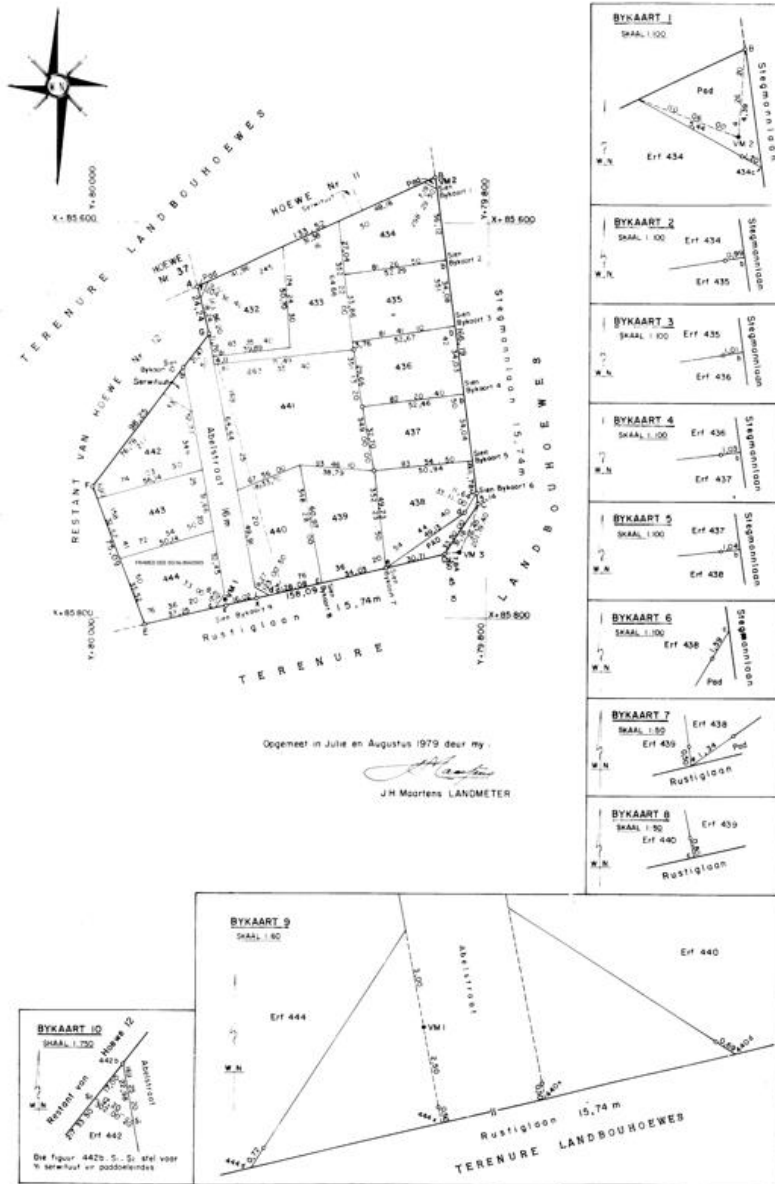


GIS



SG Diagram

The SG Diagram indicates a road servitude on the northern corner of the property.



LG Nr. A. 6074/79
Goedgekeur vir Landmeter-Generaal

ALGEMENE PLAN

TERENURE UITBREIDING NR. 14

Van die dorp
Bevattende 13 Erwe genommer 432 tot 444 en die strate
Geleë op Gedeelte 256 van die plaas ZUURFONTEIN 33-R
DISTRIK: KEMPTON PARK – PROVINSIE: TRANSVAAL
KAART LG Nr. A9695/73 AKTE VAN TRANSPORT: 12684/1974

Skaal 1:1000

- NOTA**
Alle blokhoeke is 6,00m afgestomp
- BAKENBESKRYWING**
A ...12mm gat in beton 300mm Noord van hoekpaal
B ...12mm ysterpen in beton teenoon hoekpaal
E, F ...Ysterpaal 150mm hoog teenoon 12mm ysterpen
G ...Ysterpaal 150mm hoog
434c, 435b, 436b, 437b, 438c, 439a, 440c, 440d) Nie gebaken – aanduidingsbakens (12mm ysterpenne) geplaas. Sien Bykaarte 1 tot 9.
440x, 444x, 444a, 438b)
Alle onder bakens ...12mm ysterpen
- VERSEKERINGSMERKE**
VM 1, VM 2, ...12mm ysterpen in beton 250mm onder grondvlak
VM 3 ...Middel van mangoteksel
- SERWITUTE**
I Erf 442 is onderwerpe aan 'n servitute vir paddoeleindes soos aangetoon in Bykaart 10

KONSTANTE		KООRDINATE		GROOTTES	
Y: 0,00		Stelsel Lo 29°		X: 2 800 000,00	
BUTEFIGUUR		Y	X	ERF Nr	Va meter
A	+ 79 948,65	+ 85 637,60	432	1028	
B	+ 79 827,36	+ 85 576,77	433	3008	
C	+ 79 805,41	+ 85 741,22	434	1784	
D	+ 79 820,77	+ 85 767,12	435	1783	
E	+ 79 974,56	+ 85 805,74	436	1774	
F	+ 80 001,84	+ 85 735,78	437	1732	
G	+ 79 941,94	+ 85 685,90	438	1824	
			439	1982	
			440	1944	
			441	4203	
			442	1702	
			443	1702	
			444	1700	
438c	+ 79 804,15	+ 85 736,13			
438d	+ 79 810,52	+ 85 745,87			
438e	+ 79 850,64	+ 85 774,23			
440x	+ 79 916,90	+ 85 780,01			
440b	+ 79 955,03	+ 85 673,92			
444x	+ 79 932,48	+ 85 793,72			
VERSEKERINGSMERKE					
VM 1	+ 79 933,03	+ 85 790,76			
VM 2	+ 79 827,70	+ 85 581,15			
VM 3	+ 79 813,03	+ 85 765,86			

MEETSTUKKE NR 1859/79
KOMPILASIE NR. IR 1A-20/A
TT 5132

Certificate of Occupancy



Ekurhuleni
METROPOLITAN MUNICIPALITY

quiries : M MABUSELA

l. : 011 999 3690

te Submitted : 29 September 2009

CERTIFICATE OF OCCUPANCY

te Final : 30-August-2010

(In respect of Buildings)

Tel: 011 999 3690

Fax:

Email:

terms of the provisions of Section 14 (1) (read with Section 7) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, a Certificate of Occupancy herewith issued in respect of the building erected as per approved plan.

CONTROL NUMBER : 63509

STAND : 442

TOWNSHIP : TERENURE

PLAN NUMBER : 2010/561

RECEIPT NO & DATE : 123277 2009/09/29

30-08-2010

DATE



for BUILDING CONTROL OFFICER

Ref: Section 14 of the Act

Bplan\Data\Cert Occupation.rpt

KEMPTON PARK CCC

2010 08 30

BUILDING CONTROL

(c)Water Management Services +27 11 453-4739



Ekurhuleni
METROPOLITAN MUNICIPALITY

Northern Service Delivery Region
KEMPTON PARK SERVICE DELIVERY CENTRE

KEMPTON PARK FIRE STATION
cor Kelvin and Plane Road
SPARTAN

P O Box 1117
KEMPTON PARK 1620
South Africa

Tel : (011) 975 4677/8
Fax : (011) 921 2692
www.ekurhuleni.com

COMMUNITY SAFETY

Our Reference: DMJ van Vuuren
011 975-4677/8

To : Building Control Officer

Date : 15 July 2010

**SUBJECT: CERTIFICATE OF OCCUPANCY FOR GUEST HOUSE: STAND 442
TERENURE**

An inspection was carried out at the abovementioned premises.

The fire protection installations were completed in accordance with the approved Fire Protection Plan and in accordance with the Fire Safety Regulations in terms of Section T and Section W of SABS 0400.

We support the issue of a Certificate of Occupancy in terms of Section 14 of the National Building Regulations Act.



MJ MANTI
STATION MANAGER – CODES
NORTHERN REGION
for DIRECTOR : EMERGENCY SERVICES



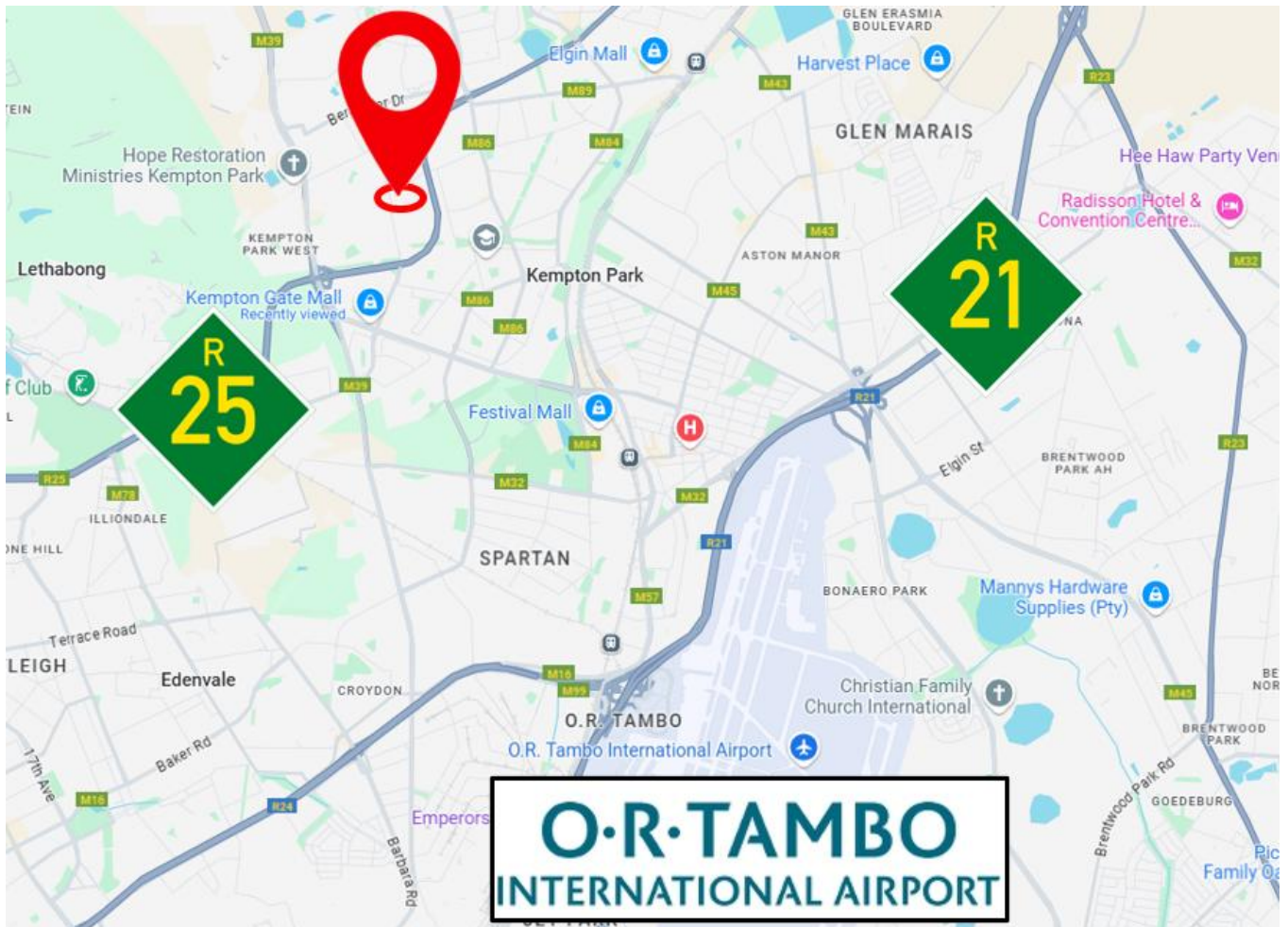
Ekurhuleni
METROPOLITAN MUNICIPALITY

a partnership that works

Map



GPS Co-Ordinates 26°04'50.1"S 28°12'01.6"E
-26.080592, 28.200445





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:

Dehan Engelbrecht

073 154 1745 | dehan@bideasy.co.za

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