

INFORMATION PACK

FOR

MODERN 3 BED HOME IN SECURE ESTATE

39 MONTERY PLACE, 140 GRIFFITHS ROAD, EQUESTRIA



ON SITE AUCTION – Thursday, 5 June 2025 @ 11h00

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www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 1139, EQUESTRIA EXT 192, GAUTENG – JR

Known As: 39 MONTERY PLACE, 140 GRIFFITHS ROAD, EQUESTRIA, PRETORIA

Title Deed: T3981/2009

Extent: 396m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Description

This well-maintained and modern free-standing home is situated in the popular Monterey Place complex in Equestria providing safe and secure living. This home makes for a very comfortable living with a perfect blend of modern elegance and comfort.

Monterey Place is situated near The Grove Mall and Life Wilgers Hospital. Schools in the area include nurseries, Lynnwood Ridge Primary, Hoërskool Die Wilgers, Willow Ridge High School, and Curro High and Primary. This property also offers easy access to the N4 and Lynnwood Road.

This house offers a spacious living area with an open-plan kitchen and lounge. The kitchen has modern finishes, ample storage, and counter space.

The living area is filled with natural light, creating a warm and welcoming atmosphere with access to the garden. A guest toilet is located downstairs for added practicality. Upstairs there are 3 bedrooms and 2 full bathrooms. The spacious main bedroom has an ensuite bathroom, and the additional 2 bedrooms share a second bathroom.

The property has a double garage, a garden shed for additional storage, and a low-maintenance garden.

Monterey Place boasts 24-hour security, surveillance cameras, and controlled access.

This property is an outstanding investment opportunity for first-time homeowners and is perfectly located close to all the necessary amenities, schools, and medical facilities.

Rates & Taxes: ± R1,067.00 p/m | Levies: ± R2,130.00 p/m

This Property Offers

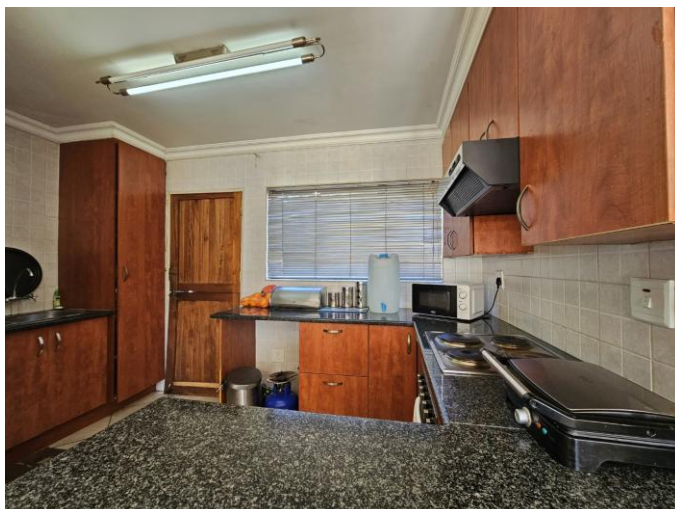
- 3 Bedrooms
- 2 Bathrooms
- Guest Toilet
- Kitchen
- Lounge
- Garden
- Double Garage
- Pre-Paid
- 24 Hour Security (Estate)



Monterey Place is a well-kept complex with an access-controlled gate and excellent security. The complex boasts full title townhouses.



Photos





Map



GPS Co-Ordinates 25°45'53.7"S 28°20'07.6"E
-25.764920, 28.335442



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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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.