

INFORMATION PACK

FOR

4 BEDROOM HOUSE WITH LARGE FLAT

16 STATION ROAD, LYTTTELTON MANOR, CENTURION

****BUSINESS RESCUE****



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Property Information

Title Deed Information –

PORTION 0 OF ERF 129, LYTTTELTON MANOR, GAUTENG – JR

Known As:	16 STATION ROAD, LYTTTELTON MANOR, CENTURION
Title Deed:	T68085/2019
Extent:	2508m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
Zoning:	RESIDENTIAL

Property Information

This property is situated in the popular Lyttelton Manor suburb in Centurion and is close to Centurion Mall (± 4.9 km), Doringkloof Mall (± 3.3 km), and Netcare Unitas Hospital (± 3.9 km). Due to its central location, Lyttelton Manor is a popular area to live in, boasting a well-maintained and developed environment.

The main roads provide easy access to the highways leading to Johannesburg, Krugersdorp, Midrand, Pretoria, OR Tambo International Airport, as well as Lanseria Airport.

This property is conveniently located near major amenities, and the suburb has several schools, outdoor parks, medical facilities, and shopping centers in close vicinity.

This property has immense potential for renovators, investors, and visionaries, boasting a massive 2,508 m² stand that serves as the perfect canvas to create your dream home or develop for dual living and rental income.

The property comprises a large 4-bedroom home and a 3-bedroom flat. The flat is still incomplete and has no plans, which presents a fixer-upper opportunity.

This spacious main home presents a rare investment opportunity in one of Centurion's most established and sought-after neighbourhoods. With a solid structure and generous layout, this home offers incredible potential for renovation, modernization, and value growth.

Property Description

Main House

- Entrance hall
- 4 Bedrooms (2 x Ensuite)
- 3 Bathrooms
- Kitchen
- Scullery
- Pantry
- Study
- Lounge
- Dining room
- TV Room
- Laundry room
- 2 x Entertainment Areas
- 2 x Garages
- Carport (2 x vehicles)

Flat (Incomplete with no plans)

- 3 Bedrooms
- 2 bathrooms
- Kitchen
- Lounge



Aerial



Area Summary

Lyttelton Manor is a popular suburb in Centurion, centrally situated near shopping centers and amenities, with a well-maintained and developed environment.

Conveniently situated between Johannesburg and Pretoria, Centurion is an ideal area for the up-and-coming businessperson. With main access routes connecting Centurion with every important center in Gauteng, commuting to nearby metropolitan areas and towns is hassle-free. The main roads provide easy access to the highways leading to Johannesburg, Krugersdorp, Midrand, Pretoria, OR Tambo International Airport, as well as Lanseria Airport.

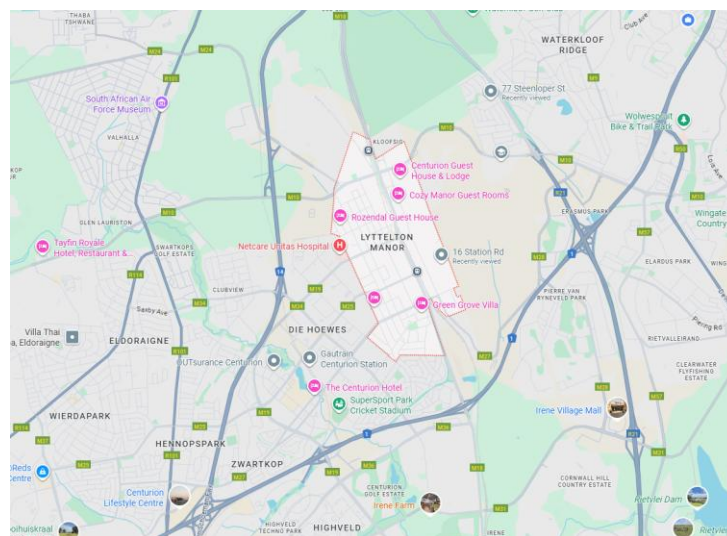
The family-oriented suburb has several schools, including Centurion High, Lyttelton Manor High, Fleur Primary, Louis Leyboldt Primary, Lyttelton Primary, and the Tshwane South College.

The Groenkloof Nature Reserve borders the suburb to the North, Clifton Avenue to the West, Smuts Avenue to the East (Waterkloof Air Force Base), and Limpopo Avenue to the South (Doringkloof).

Medical Centers are close by, including Unitas Hospital on Cantonments Road, Vista Clinic on Gerhardt Street, Centurion Eye Hospital on Clifton Avenue, Cradock Medical Centre on Cradock Avenue, and the Provincial Clinic on Rabie Street.

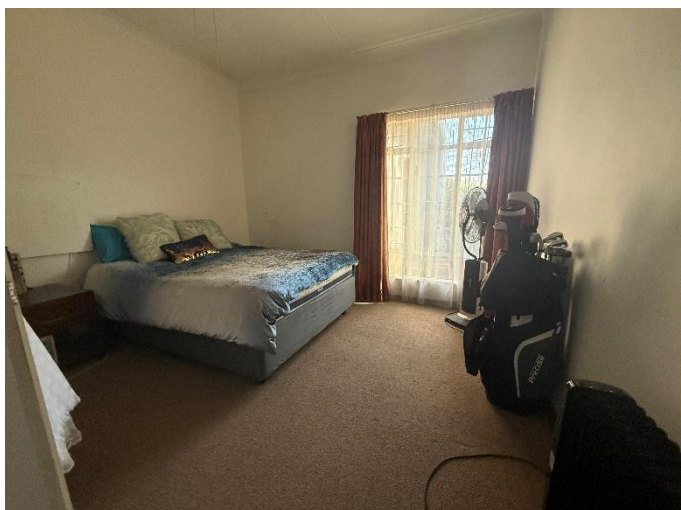
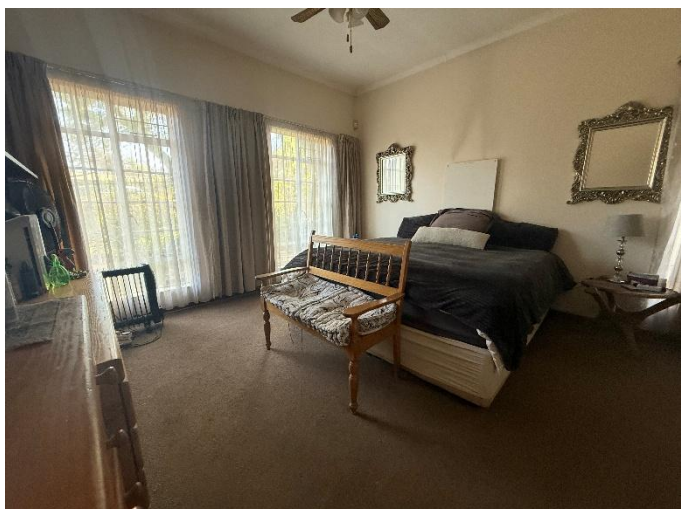
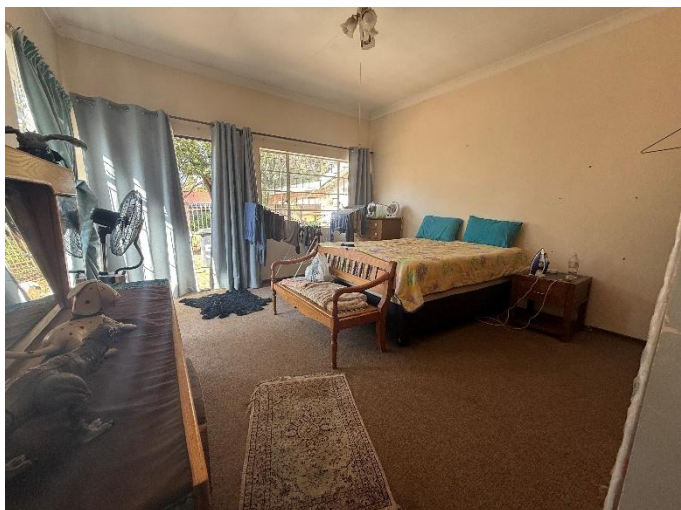
The area features nine parks and open spaces for young and old alike to enjoy, perfect for playing, jogging, or walking. Virtually all types of sports clubs are found in the area, including karate, dance, tennis, bowls, athletics, shooting, baseball, rugby, netball, and gymnastics.

The Gautrain station in West Street provides secure parking and is situated about 4 km from Lyttelton, providing easy access for commuters to access the Gautrain. A dedicated Gautrain bus service also runs through Lyttelton.



Photos





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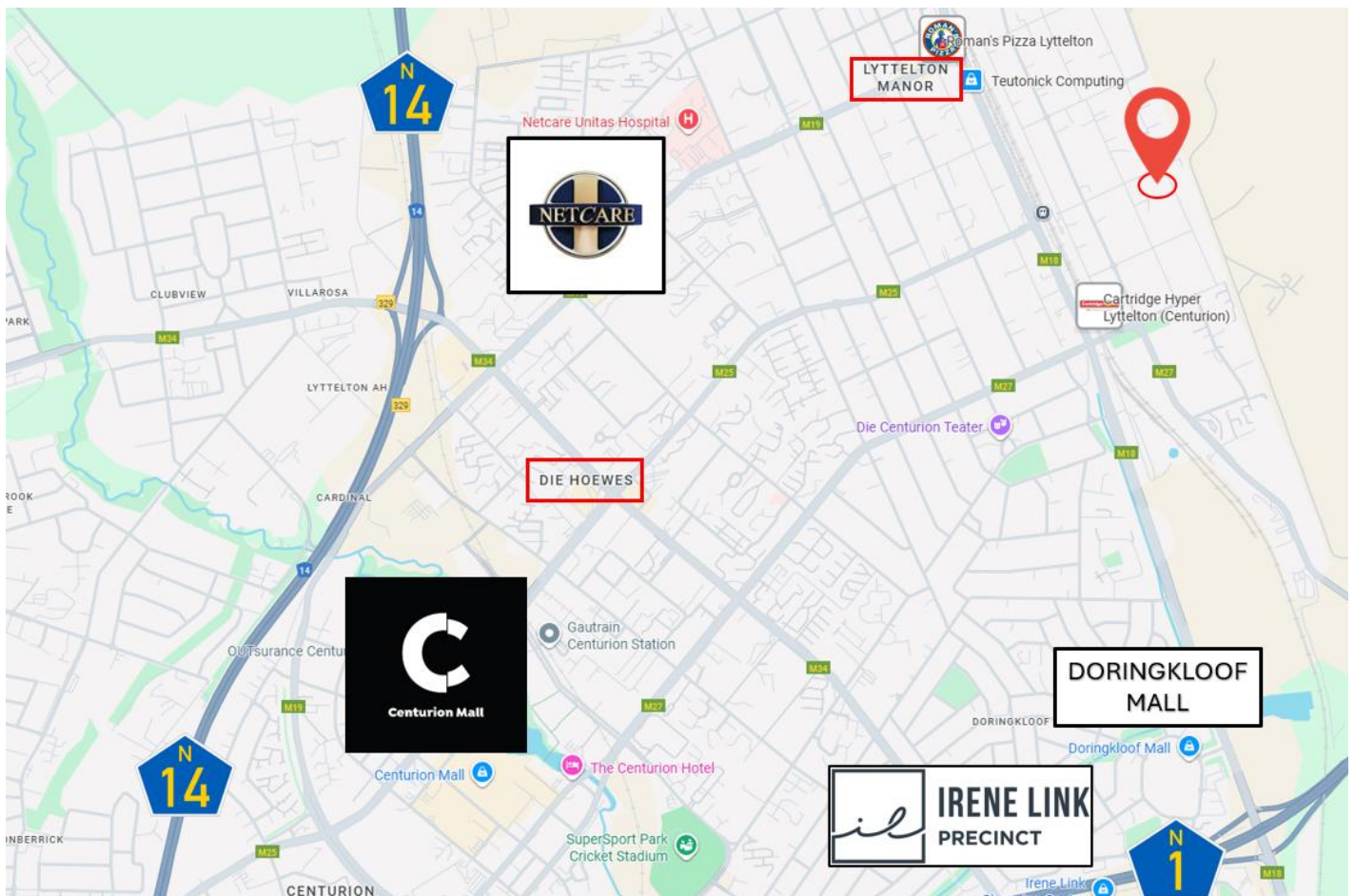
GIS



Map



GPS Co-Ordinates 25°50'00.8"S 28°12'56.9"E
-25.833544, 28.215808



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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