

INFORMATION PACK

FOR

2 BED HOUSE & 5 x FLATS

STABLE INCOME OPPORTUNITY

PRIME LOCATION

STAND 68, PARK STREET, CULLINAN



ON SITE AUCTION – Tuesday, 28 October 2025 @ 13h00

Pieter 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Descriptions –

SS VILLA-RUST (1106/2008) – PORTION 6 OF ERF 68			
Scheme Name	Unit Number	Size	Title Deed Number
SS VILLA-RUST	1	65m ²	ST1106-1/2008
SS VILLA-RUST	2	65m ²	ST1106-2/2008
SS VILLA-RUST	3	48m ²	ST69948/2012
SS VILLA-RUST	4	65m ²	ST1106-4/2008
SS VILLA-RUST	7	58m ²	ST1106-7/2008
SS VILLA-RUST	9	121m ²	ST1106-9/2008

PORTION 17 OF ERF 68 (A PORTION OF PORTION 0), CULLINAN, GAUTENG – JR	
Size	Title Deed
470m ²	T104092/1997

PORTION 18 OF ERF 68, CULLINAN, GAUTENG - JR	
Size	Title Deed
791m ²	T106177/2008

Township: CULLINAN
Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division: JR
VAT Status: The seller is NOT registered for VAT
Zoning: RESIDENTIAL

Property Information

This investment brings together 3 portions in the heart of Cullinan, offering a **versatile residential portfolio** with multiple title options and generous space. The property **presents excellent potential for both rental income and long-term capital growth** in this sought-after historic town.

Cullinan's appeal is anchored by its world-renowned diamond mine, steady tourist traffic, and charming village atmosphere. The mine itself draws a constant flow of visitors, contractors, and staff requiring nearby accommodation, creating strong ongoing demand for well-located rental units.

This portfolio comprises 6 sectional title units within a secure estate, alongside a full-title 2-bedroom house. Together, they provide a **flexible mix of income-generating opportunities** catering to both short-term tourist rentals and long-term tenant needs.

Positioned close to the Cullinan Diamond Mine, the property is ideally placed to capture this unique accommodation market while benefiting from the area's broader growth and lifestyle appeal.

SS VILLA-RUST

Villa-Rust presents a prime residential investment opportunity in Cullinan. This well-maintained estate comprises nine sectional title units (8 residential), offering secure and low-maintenance living. With steady demand from both long-term residents and short-term visitors, the estate provides strong potential for consistent rental income and capital growth. The estate has a registered HOA.

We are offering the following units:

- Units 1, 2, 3, 4, and 7 (1-bedroom units with prepaid electricity),
- Unit 9, which includes six single garages.



Unit Number	Unit Size (m²)	Beds	Bath	Rental Income	Rates & Taxes	Levies
1	65	1	1	R5,450.00	R175.00	R537.00
2	65	1	1	R5,450.00	R176.00	R537.00
3	48	1	1	R4,800.00	R106.00	R397.00
4	65	1	1	R5,080.00	R175.00	R537.00
7	58	1	1	R4,700.00	R156.00	R480.00
9	121	6 Single Garages (R300 per garage p/m) 3 Leased Currently		R1,800.00	R470.00	R702.00
TOTAL				R27,280.00	R1,258.00	R3,190.00

PORTION 17 OF ERF 68

This house features 2 bedrooms, 2 bathrooms, and an open-plan kitchen, as well as a dining room and lounge. The study has the potential to be converted into a third bedroom. The property has a private garden and a large semi-enclosed patio/entertainment area.

This house doesn't form part of Villa-Rust Estate and has an **income potential of R7,500.00 p/m.**



Rates & Taxes: ± R341.83 p/m

PORTION 18 OF ERF 68

Right-of-use public road for portion 6 (Villa-Rust Estate) and portion 17 of Erf 68.

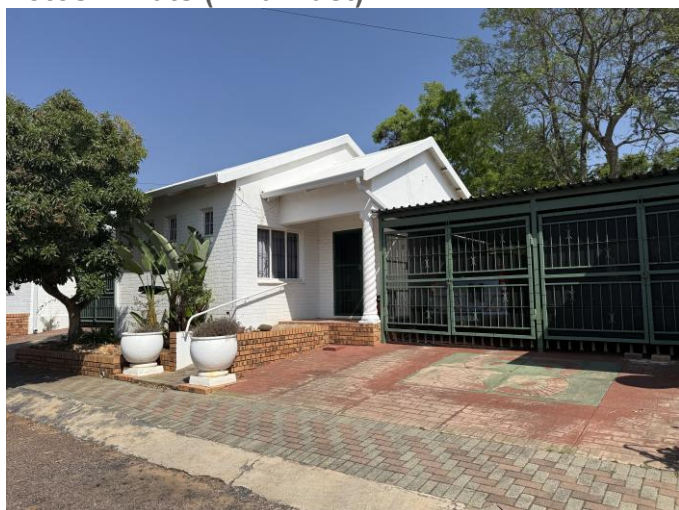


Rates & Taxes: ± R0 p/m

GIS / CSG Aerial View



Photos – Flats (Villa-Rust)



Photos – 2 Bed Home



SG Diagrams – Portions 6, 17 & 18

ALGEMENE PLAN

VAN GEDELTES 1 TOT 19 VAN LRI 68 GLEË IN DIE DORP

CULLINAN

VOLGENS DIAGRAM L.G. No 5533/2000 TRANSPORTAKTE No. T104092/1997

PROVINSIE : GAUTENG

SKAAL 1:500

Opgemaak in Mei 2000 deur my

H.C. Rademan

H.C. RADEMAN (PLS 0990)

PROFESIONELE LANDMETER

BAKENIEKRYWING

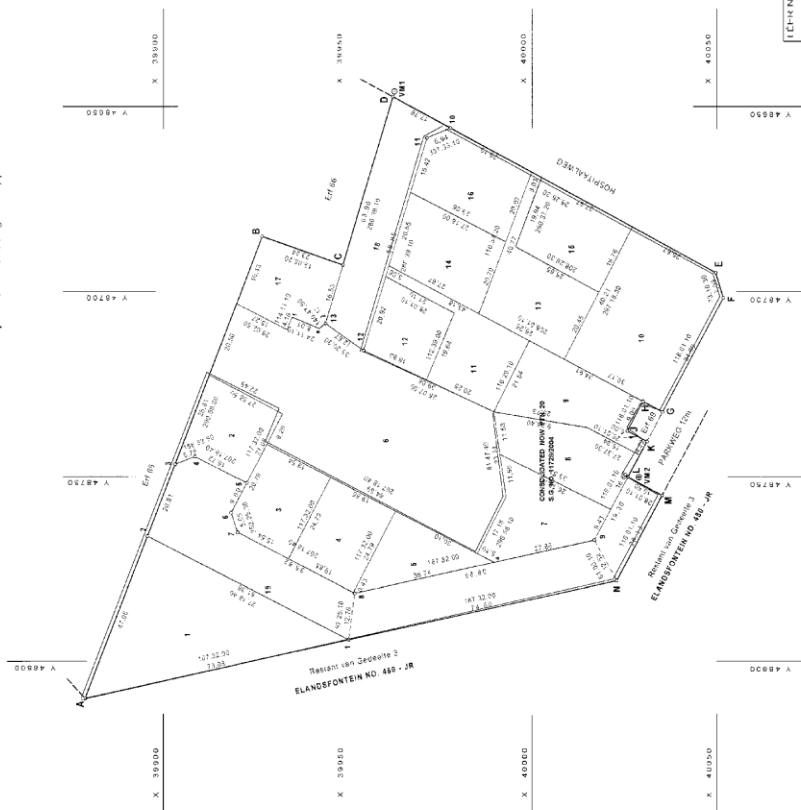
- C M
- N
- De 7a
- De 7b
- Alle ander bakens

VERSEKERINGSMERKE

VM1 VM2

TP 14834
L.G. No. 5533/2000
GOEDGEKEUR:
MRS. LANDMETER OF NFAAI
2000-08-04

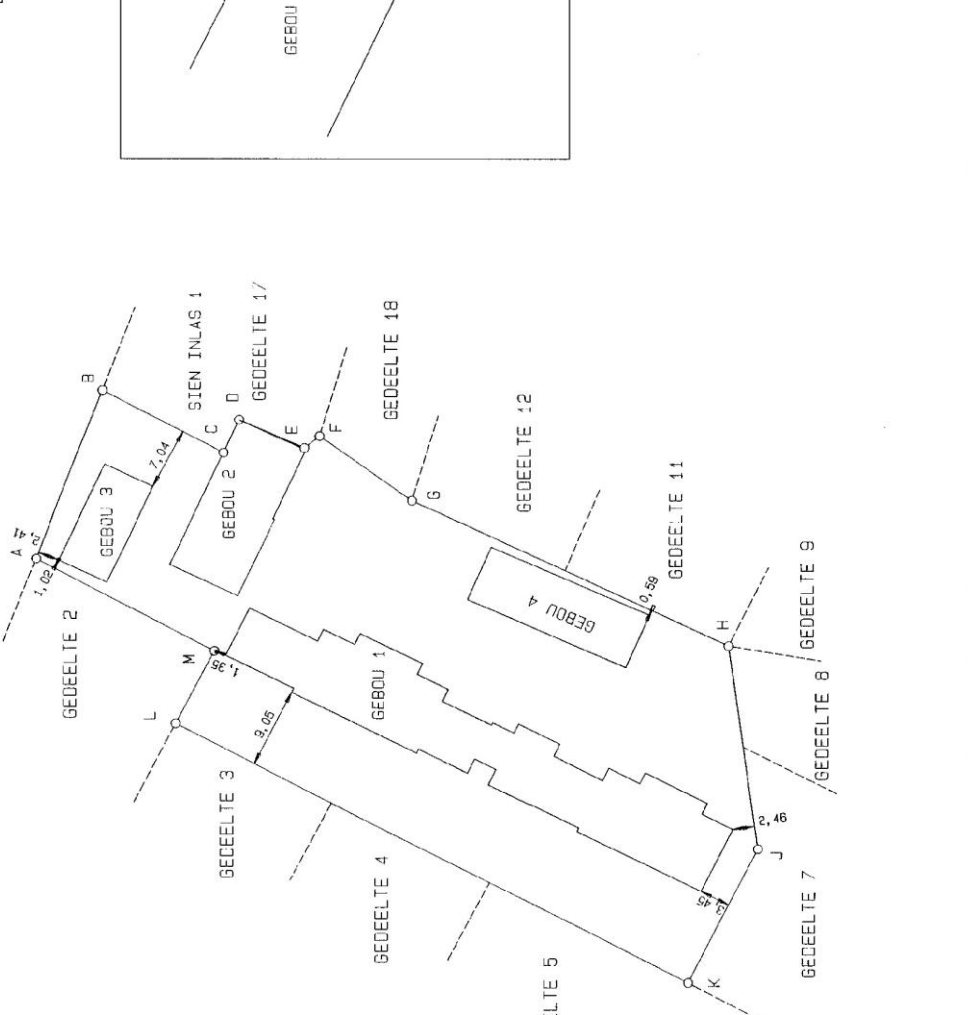
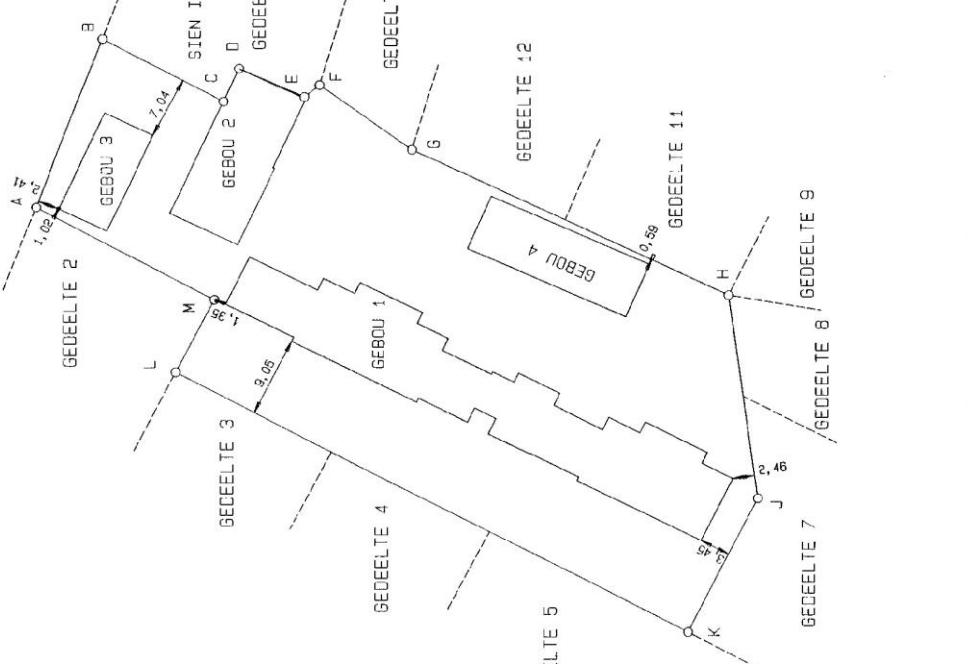
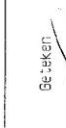
090 15/1986
ART 92(2)
PLAN



SG Diagrams – SS Villa-Rust (Units: 1 – 4, 7 & 9)

DEELPLAN No. SS	VEL 1	L.G. No. D 1934/2007
Geregistreer te PRETORIA	VAN	Goedgekeur
Registrateur van Aktes Datum	4 VELLE	2008-01-29 n. Landmeter-Generaal Datum
NAAM VAN SKEMA: VILLA-RUST		
BESKRYWING VAN GROND VOLGENS ALGEMENE PLAN: GEDEELTE 6 ERF 88 CULLINAN, provinsie Gauteng, groot 2683 vierkante meter.		
ALGEMENE PLAN No: L.G. No. 5534/2000		
NAAM VAN PLAASLIKE BESTUUR: NOKENG TSA TAEMANE LOCAL MUNICIPALITY		
BESKRYWING VAN GEBOUE: Vier geboue, naamlik;		
(a) Gebou 1, bestaande uit Oele 1 tot 5 en gemeenskaplike eiendom, (b) Gebou 2, bestaande uit Oele 6 en 7, (c) Gebou 3, bestaande uit Deel 8, (d) Gebou 4, bestaande uit Deel 9,		
CACEAT MET BETREKKING TOT UITBREIDING VAN SKEMA: Die ontwikkelaar behou die reg ingevolge Artikel 25 van die Wet op Deeltitels voor om die skema horisontaal of verikaal, en/of deur addisionele geboue verder uit te brei.		
UITSLUITLIKE GEBRUIKSGBIED: NEE		
OORSKRYDINGS OP DIE GROND: NEE		
SERTIFIKAAT: Ek, Carel Francois Deetlefs, sertifiseer hiermee dat ek velle 1 tot en met 4 van hierdie deelplan opgestel het volgens opmeting in ooreenstemming met die Wet op Deeltitels, 1986, en die regulasies daerkragtens uitgevaardig.		
Datum 2007/11/29 Geteken Landmeter Registrasiennommer PLS 0136-D		
DEETLEFS LANDMETERS Posbus 408, LHA Forum Gebou SILVERTON 0127 6 De Havilland Singel, Tel.: 012 - 349 2004/5 PERSECUTOR PARK 0020 Fax.: 012 - 349 2006		
MEETSTURKE: 5289/2007	KOMP: JRSH-41, 43	ALG. PLAN TP14834

KARTEKORTKOPIE

L.S. No. D 1934/2007	VEL 2 VAN 4 VELLE	
Goedgekeur  n. Landmeter-Seneraa Datum 2008-01-23		
		DEETLE'S LANDMETERS LANDMEETER C.F. DEETLE'S LIA Forum Gebou 6 De Havilland Sirge PERSEUSLOF PARK 0020 Tel: 012 349 2004/5
VILLA-RUST TEKENINGSTITEL: Blokplan Skaal: 1/500	Geteken  Datum: 2007/11/29	OPMERKINGS: 1. Die figuur ABODEGHUKLM stel voor GEDEELTE 6 VAN ERF 68 dars OULLINAN. 2. Alle omtrekkings word in meter aangegee.

KANTOOR KOPIE

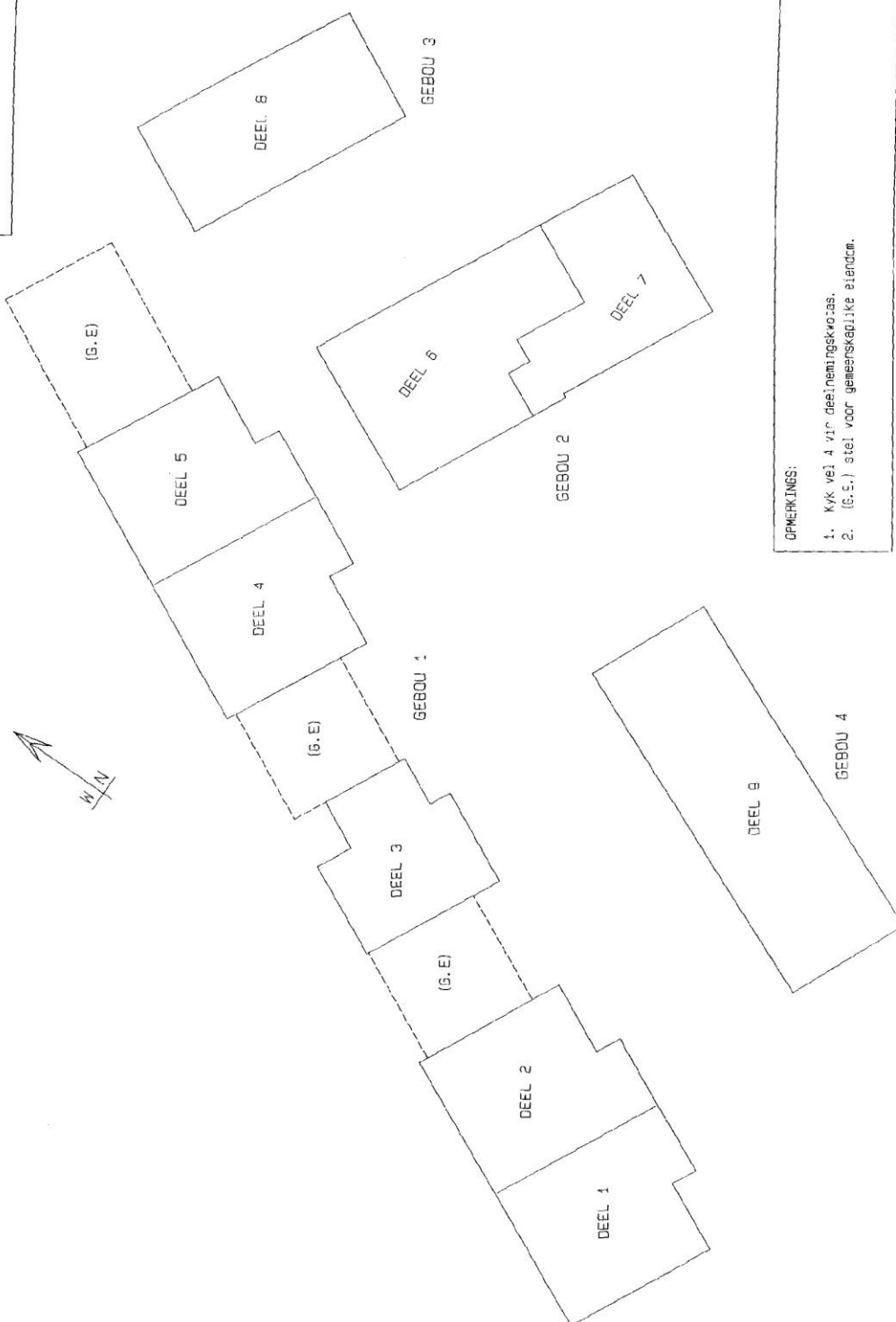
VEL 3 VAN 4 VELLE

L.G. No. D 1934/2007

Boedgakeur

n. Landmeter-Generaal

7008 - 01 - 23
Datum



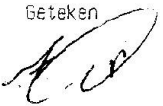
OPMERKINGS:

1. Kijk vel 4 vir deelnemingskondas.
2. (G.E.) stel voor gemeenskaplike alendom.

LANDMEETER C.F. Deetlefs
LHA Forum gebou,
5 De Havilaard singel,
PESSELDOOP PARK 0020
Tel.: 346 2001 Datum 2007/11/26

VILLA-RUST
TEKENINGSTIEL:
Geboue 1 tot 4: Bronckhorstwegplaanre.
Skale: 1:200

KANTOOR KOPIE

VEL 4 VAN 4 VELLE		L.G. No. D 1934/2007
		Goedgekeur  n. Landmeter-Generaal Datum 2008-01-23
DEEL No.	VLOEROPPERVLAKTE (vierkante meter)	DEELNEMINGSKWOTA-PERSENTASIE
1	65	10.1404
2	65	10.1404
3	48	7.4883
4	65	10.1404
5	65	10.1404
6	87	13.5725
7	58	9.0484
8	67	10.4524
9	121	18.6768
TOTAAL	641	100.0000
OPMERKINGS:		
LANDMETER C.F. Deetlefs Geteken  LHA Forum Gebou 6 De Havilland Singel, PERSEGUOR PARK 0020 Tel: 012-349 2004/5 2007/11/29 Datum		VILLA-RUST TEKENINGTITEL: DEELNEMINGSKWOTA-SKEKULE

Map



GPS Co-Ordinates 25°39'58.8"S 28°30'54.5"E
-25.666335, 28.515128

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

084 8800 165 | pieter@bideasy.co.za

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