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INFORMATION PACK

FOR

4 x APARTMENTS

305, 405, 502 & 505 PARK PLACE, 68 MITCHELL STREET,
BEREA, JOHANNESBURG

****DECEASED ESTATE****



ON SITE AUCTION – Tuesday, 11 November 2025 @ 11h00

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Property Information - Title Deed Information

SS PARK PLACE (11/1979), BEREA, GAUTENG - IR			
Unit Number	Door Number	Size (m²)	Title Deed
14	305	48m ²	ST2871/2011
20	405	48m ²	ST32779/2018
26	505	48m ²	ST40823/2007
29	502	48m ²	ST49729/2013

Known As: UNITS 14, 20, 26, 29 PARK PLACE, 68 MITCHELL STREET,
 BEREA, JOHANNESBURG
Master's Reference: 004326/2024
Local Authority: CITY OF JOHANNESBURG
Registration Division: IR
Province: GAUTENG
VAT Status: The seller is NOT Registered for VAT
Zoning: RESIDENTIAL

Property Information:

Park Place is a popular block of 30 flats situated in the heart of Berea, Johannesburg, overlooking the scenic park. The block has access control.

These apartments are perfect for young professionals or students seeking a lock-up-and-go lifestyle while being close to amenities.

The apartments are all currently let on a month-to-month basis. All the units have a drywall partitioning to convert the units into 2 rooms. The parking bays are allocated by the Body Corporate to 3 of the flats.

Berea's central location allows residents to reach key parts of Johannesburg quickly, including the CBD, major universities, and business districts. This convenient access helps maintain strong demand for rental properties, as tenants prioritize proximity to work, education, and city amenities.



Configuration of the units

- **Unit 14 / Door 305**

This apartment features 2 rooms, a kitchen, and a bathroom.

- **Unit 20 / Door 405**

This apartment features 2 rooms, a kitchen, and a bathroom.

- **Unit 26 / Door 505**

This apartment features 2 rooms, a kitchen, and a bathroom.

- **Unit 29 / Door 502**

This apartment features 2 rooms, a kitchen, and a bathroom.

These 4 units each have a parking bay allocated to them currently, with an additional monthly fee per parking bay per unit.

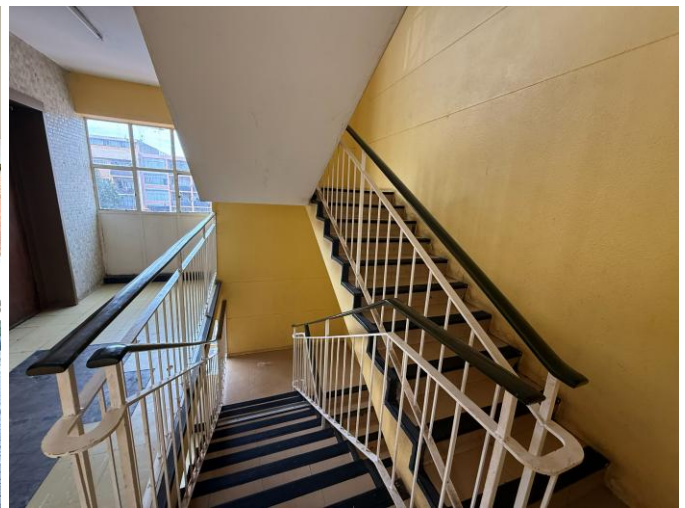
Lease Information

Unit No.	Door No.	Size (m ²)	Rooms	Bath	Balcony	Rental Income p.m	Rates & Taxes	Levies	Parking Bay Levy
14	305	48m ²	2	1	Enclosed	R3,875.00	R297.00	R808.84	R123.12
20	405	48m ²	2	1	Yes	R3,875.00	R297.00	R808.84	R123.12
26	505	48m ²	2	1	Enclosed	R3,875.00	R297.00	R808.84	R123.12
29	502	48m ²	2	1	Yes	R3,875.00	R297.00	R808.84	R123.12

Photos



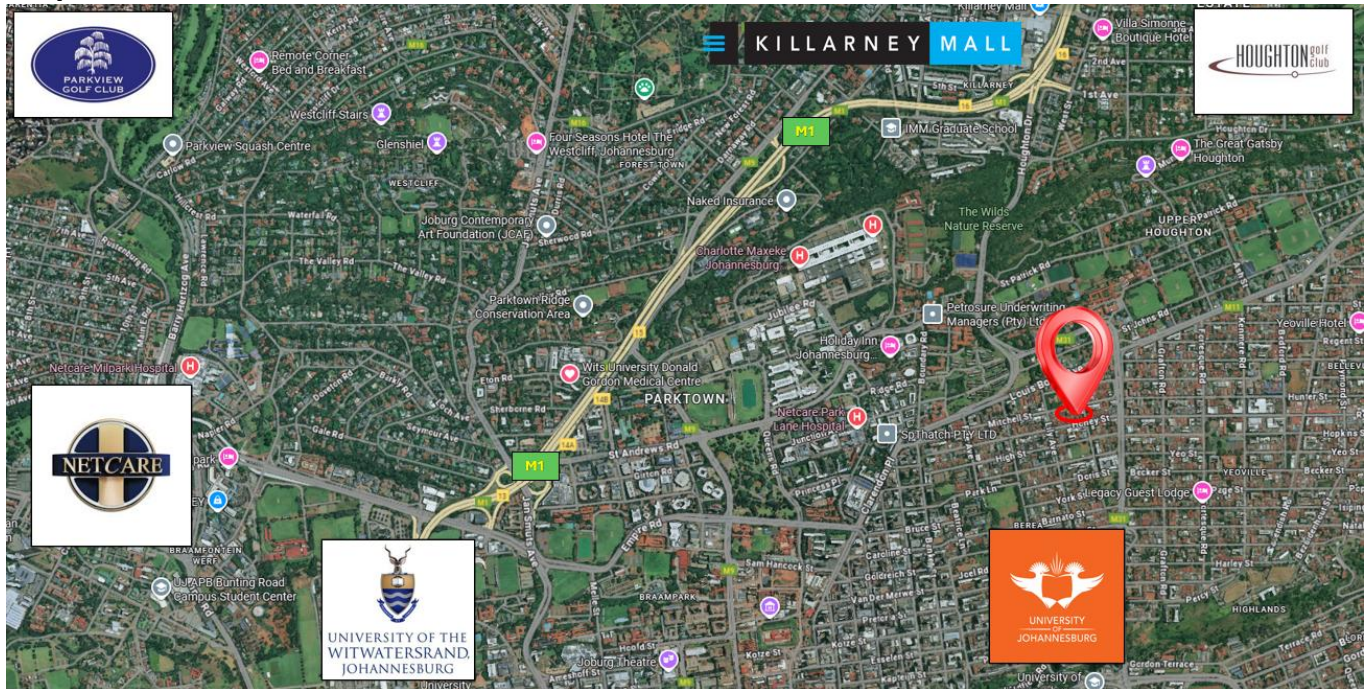






The main image is an aerial photograph of a residential area in Johannesburg, South Africa. A red circle and a red arrow point to a specific 10-story yellow building, which is the subject of the study. The building is located on a street corner, with a red location pin marking its position. The surrounding area includes other residential buildings, a large green park area, and a baseball field. Street names visible include Joe, High St, York Ave, Honey St, Mitchell St, Johnston St, and Harrow Access Rd. An inset photograph in the top left corner shows a ground-level view of the yellow building, a 10-story structure with a grid-like facade of windows and balconies, surrounded by a green fence and vegetation.

Map



GPS Co-Ordinates 26°10'52.2"S 28°03'20.1"E
-26.181177, 28.055571



Terms & Conditions

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, payable on the fall of the hammer.

45 Days for Guarantees.

14 Days Confirmation Period.

For more information or to pre-register, please contact:

Pieter Nel

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