

INFORMATION PACK

FOR

3 BED FAMILY HOME WITH LARGE FLAT PRIME LOCATION

47 CATHIE STREET, ERASMUS, BRONKHORSTSPRUIT



ON SITE AUCTION – Wednesday, 26 November 2025 @ 11h00
Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

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|-------------------------------|--|
| | PORTION 0 OF ERF 384, ERASMUS, GAUTENG – JR |
| Title Deed: | T5831/2013 |
| Extent: | 1276m² |
| Known As: | 47 CATHIE STREET, ERASMUS, BRONKHORSTSPRUIT |
| Local Authority: | CITY OF TSHWANE METROPOLITAN MUNICIPALITY |
| Registration Division: | JR |
| Province: | GAUTENG |
| VAT Status: | The seller is NOT registered for VAT |
| Zoning: | RESIDENTIAL |

Property Information

This stunning family home is **perfectly positioned on a spacious corner stand in the heart of Erasmus, one of Bronkhorstspuit's most desirable and conveniently located suburbs.** Designed with flexibility and comfort in mind, the property features **dual entrances and includes a fully separate flat** — making it ideal for extended family living, guest accommodation, or as a reliable source of rental income.

The **main house** offers generous open-plan living areas, a modern and functional kitchen with stylish finishes, 3 comfortable bedrooms, and 2 neat bathrooms. It is complemented by an established garden, a borehole, a double garage, and a shaded carport, providing both practicality and a relaxed family atmosphere.

The **separate flat** has its own private entrance and consists of 1 bedroom with an air conditioner and an ensuite bathroom, a well-appointed kitchen, and a comfortable living area. It also boasts its own alarm system, **entertainment area with a built-in braai, double carport, and private garden** — offering complete independence and privacy from the main residence. A wall separates the two dwellings, making this setup ideal for tenants or extended family members.

The entire property is **fully walled and equipped with an electric fence, ensuring excellent security.** Its location offers exceptional convenience, within walking distance of Hoërskool Erasmus and Laerskool du Preez van Wyk, and close to local shops, schools, and essential amenities. **Easy access to major routes such as the N4 and R104** ensures effortless commuting to nearby areas.

Combining comfort, flexibility, and a prime location, this **home presents an outstanding investment opportunity.** Whether you're looking to generate rental income, accommodate family members, or enjoy spacious modern living in one of Bronkhorstspuit's most sought-after suburbs, this property offers unmatched potential and long-term value.

Rates & Taxes: ± R781.33 p/m

Property Description

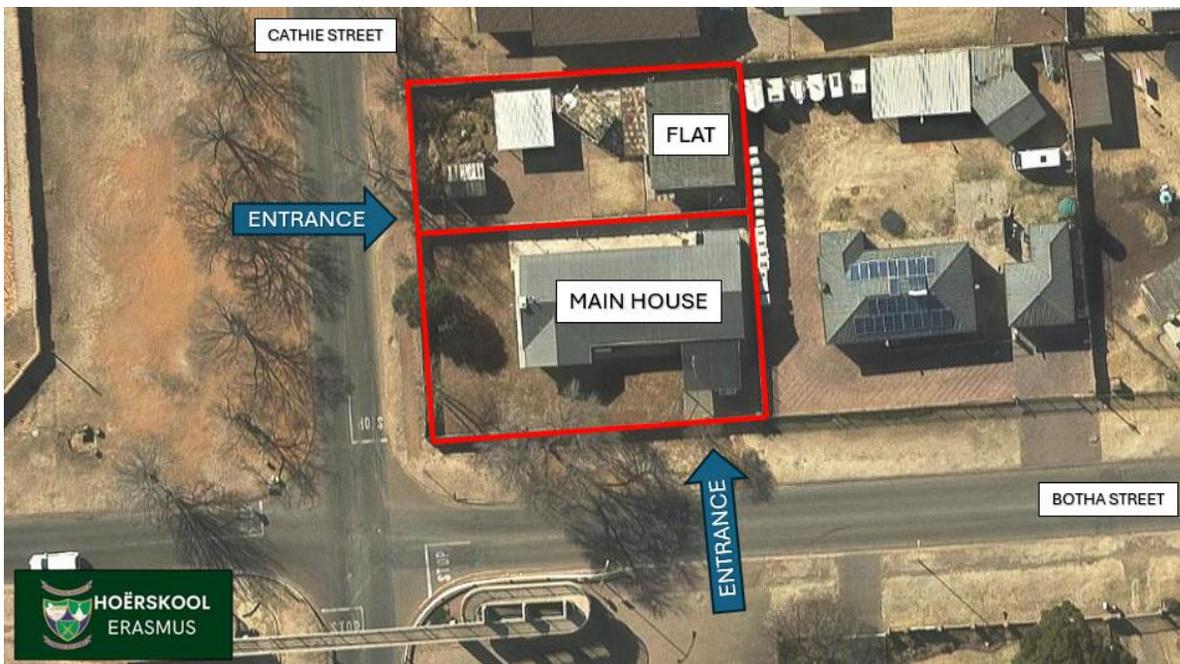
Main House

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Spacious living areas
- Double garage with shaded carport
- Staff Quarters
- Garden

- Borehole

Flat

- 1 Bedroom (with air conditioner)
- 1 Bathroom
- Kitchen
- Living Area
- Double Carport



Photos – Main House





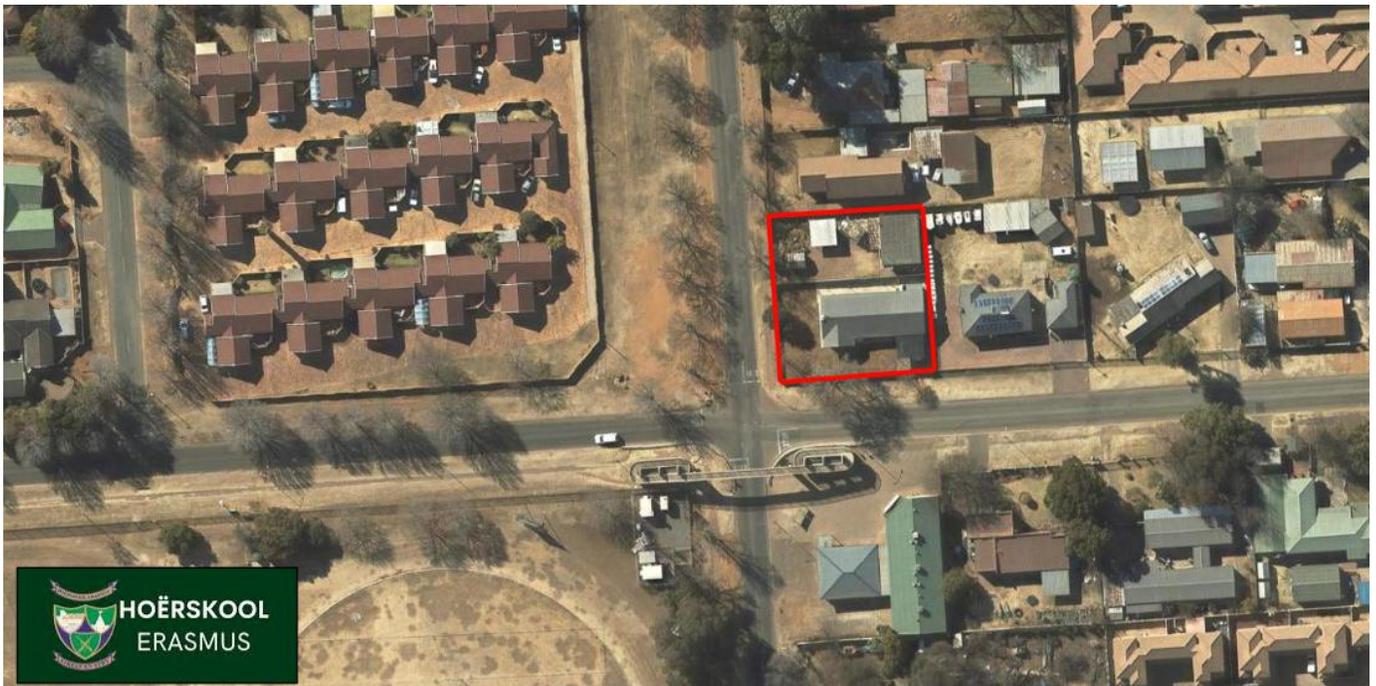


Photos – Flat





GIS Aerial



Map



GPS Co-Ordinates 25°48'35.1"S 28°44'09.1"E
 -25.809750, 28.735861



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 Beukes

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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.