

INFORMATION PACK

FOR

MODERN FAMILY HOME WITH FLATLET / HOME OFFICE

1311 BREMER STREET, SUIDERBERG, PRETORIA

****DIVORCE SETTLEMENT****



ON SITE AUCTION – Thursday, 12 March 2026 @ 11h00

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Property Information

Title Deed Information –

PORTION 6 OF ERF 206, SUIDERBERG, GAUTENG – JR
Known As: 1311 BREMER STREET, SUIDERBERG, PRETORIA
Title Deed: T56668/2015
Extent: 544m²
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 modern family home in Suiderberg, Pretoria, offers the perfect combination of comfort, space, and practicality in a well-established and conveniently located suburb.

Ideally located near reputable schools such as Suiderberg Skool, Laerskool Saamspan, Hoërskool Hercules, and Pretoria North High School, this property is perfect for family living. Shopping centers including Wonderpark and Madelief, as well as medical facilities and other essential amenities, are all within easy reach for added convenience.

The home features 3 well-sized bedrooms and 2 bathrooms, designed for comfortable family living. The main bedroom is complemented by a stylish ensuite bathroom and a spacious walk-in closet.

A modern open-plan kitchen and dining area form the heart of the home, fitted with an induction hob and a separate scullery for added functionality. A separate lounge or family room provides additional living space for relaxation and entertainment.

An added bonus is the outside room, complete with a kitchenette and a separate bathroom with a shower, offering excellent potential for rental income, guest accommodation, extended family living, or an **ideal work-from-home office setup**.

The property further boasts a low-maintenance garden, ample parking, electric fencing, and an automated gate, ensuring both convenience and security.

Rates & Taxes: ± R732.50

Improvements

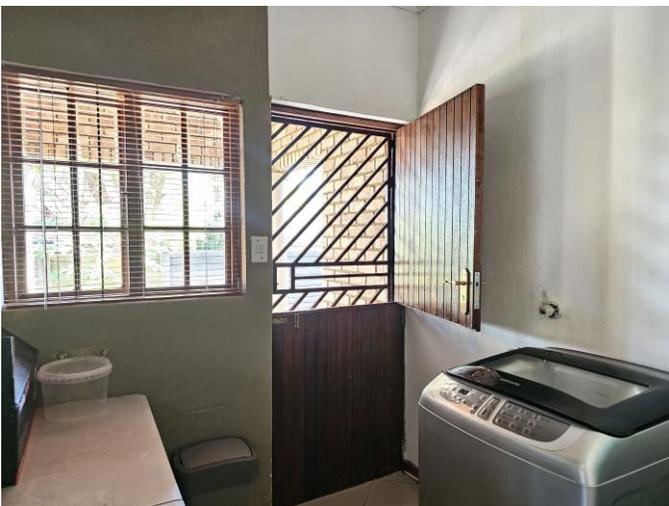
Main House

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Scullery
- Lounge
- Dining Room
- Double Garage
- Outside Room (Kitchenette & Bathroom)
- Garden

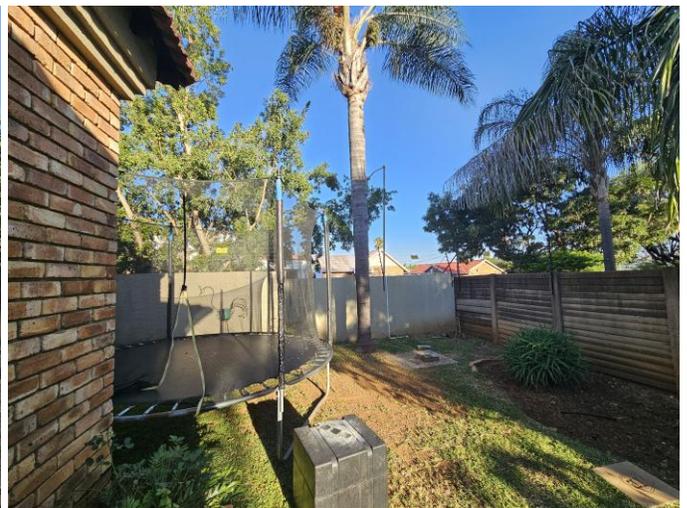
Aerial



Photos



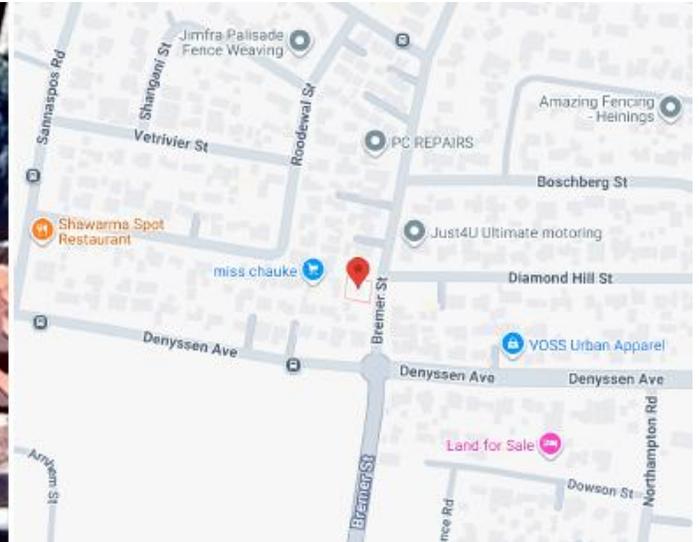




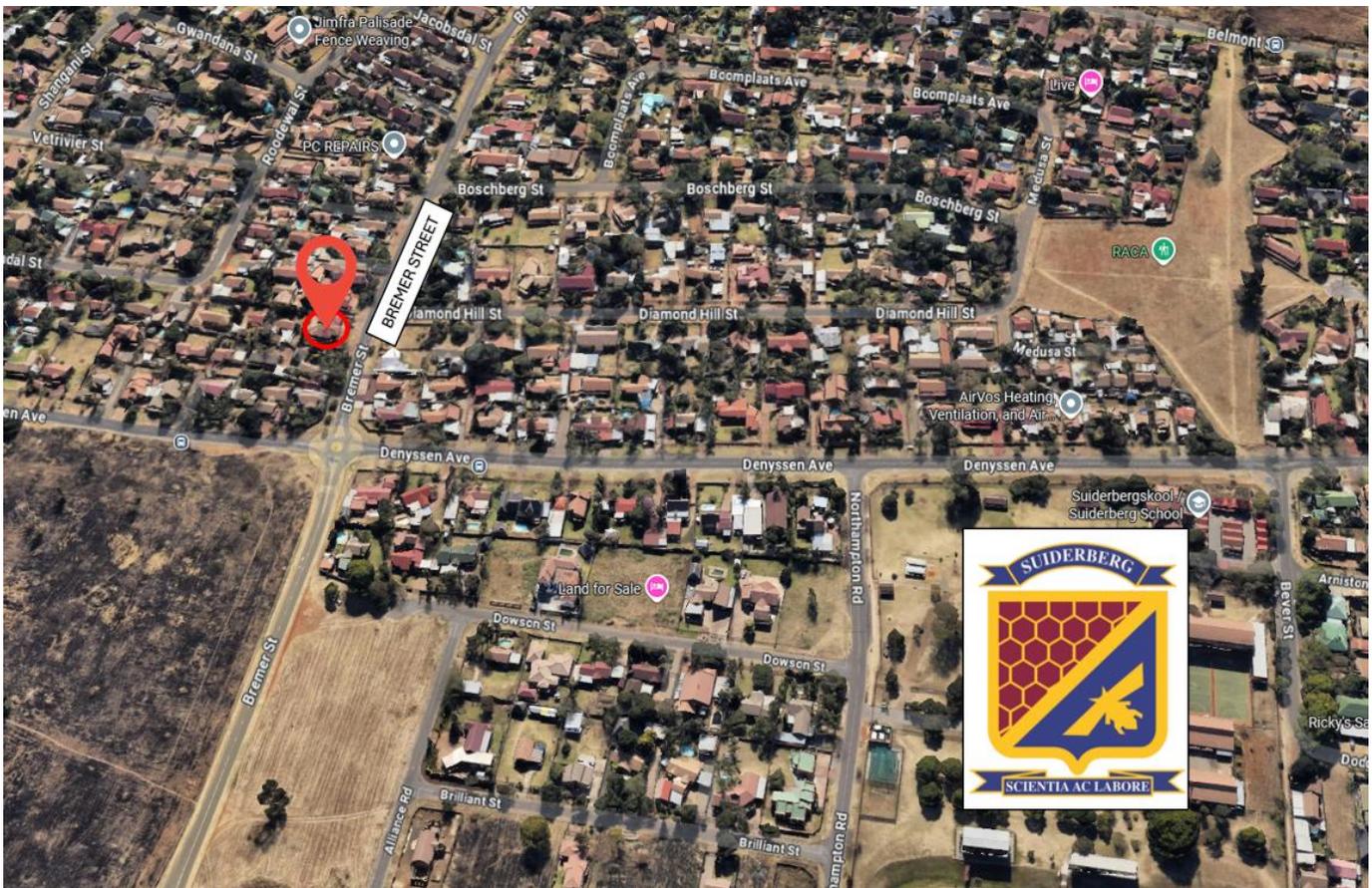
GIS



Map



GPS Co-Ordinates 25°41'45.7"S 28°08'20.8"E
-25.696028, 28.139111





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.