

INFORMATION PACK

FOR

INCOME-GENERATING RESIDENTIAL PORTFOLIO

2 BED HOUSE & 5 x FLATS

STAND 68, PARK STREET, CULLINAN



ON SITE AUCTION – Tuesday, 17 March 2026 @ 11h00
Pieter 084 8800 165 | pieter@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 opportunity combines 3 portions in the heart of Cullinan, presenting a **versatile residential portfolio** with multiple title options and generous space. The property offers **excellent potential for both rental income and long-term capital growth** in this sought-after historic town.

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

This portfolio comprises **6 sectional title units** located within a secure complex, together with a **separate full-title 2-bedroom house**. This combination provides a **flexible mix of income-generating opportunities** suitable for both short-term accommodation and long-term tenancy.

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 complex 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: One-bedroom residential units with prepaid electricity.
- Unit 9: Six single garages providing additional rental income potential.



Unit Number	Unit Size (m ²)	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 (R500 per garage p/m) 3 Leased Currently		R1,500.00	R470.00	R702.00
TOTAL				R26,980.00	R1,258.00	R3,190.00

PORTION 17 OF ERF 68

This full-title residence comprises 2 bedrooms, 2 bathrooms, an open-plan kitchen, dining room, and lounge. A separate study offers the potential to be converted into a third bedroom. The property further features a private garden and a large semi-enclosed patio/entertainment area.

The house does not form part of the Villa-Rust Estate and offers an estimated rental potential of approximately R8,500 per month.



Rates & Taxes: ± R341.83 p/m

PORTION 18 OF ERF 68

Portion 18 consists of the registered right-of-use public access road serving 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

TP 14834
L.G. No. 5534/2000
GOEDGEKLEUR
MRS. LANDMETER-OF-NRAAI
2000-08-04

090 15/1986
ART 92(2)
PLAN

ALGEMENE PLAN

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

CULLINAN

VOLGENS DIAGRAM L.G. No 5534/2000 TRANSPORTAKTE No. T104952/1997

PROVINSIE : GAUTENG

SKAAL 1:500

Opgemaak op Mei 2000 deur my

H.C. Rademan

H.C. RADEMAN (PLS 0950)
PROFESIONELE LANDMETER

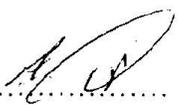


- BAKENDESKRYWING**
- C M
 - N
 - Ge 7a
 - Ge 7b
 - Ge 7c
 - Ge 7d
 - Ge 7e
 - Ge 7f
 - Ge 7g
 - Ge 7h
 - Ge 7i
 - Ge 7j
 - Ge 7k
 - Ge 7l
 - Ge 7m
 - Ge 7n
 - Ge 7o
 - Ge 7p
 - Ge 7q
 - Ge 7r
 - Ge 7s
 - Ge 7t
 - Ge 7u
 - Ge 7v
 - Ge 7w
 - Ge 7x
 - Ge 7y
 - Ge 7z

Alle ander bakens
VERSEKERINGSMERKE
VM1 VM2
: 12mm Ysterpien 0.30m onder grond oppervlak

HOOFDIGURDATA	RIGTINGS- HOEKE	SYE METER	KOORDINATE		OPPERVLAKTES GEDELTES/BEREIKANTE NOMMERS/METER
			STELSSEL: WG 28"	X	
AB	135.56	290.56	00	A	1954
BC	101.56	290.56	00	B	1955
CD	47.37	286.39	10	C	476
DE	99.53	286.39	10	D	477
EF	118.01	118.01	10	E	478
FG	34.99	118.01	10	F	2953
GH	6.00	298.01	10	G	500
HI	6.00	298.01	10	H	501
IJ	6.00	298.01	10	I	502
JK	6.00	298.01	10	J	503
KL	11.00	118.01	10	K	1207
LM	11.00	118.01	10	L	1208
MN	20.13	158.01	10	M	401
NO	147.58	167.32	00	N	624
OP				O	525
PQ				P	526
QR				Q	527
RS				R	528
ST				S	529
TU				T	530
UV				U	531
VW				V	532
WX				W	533
XY				X	534
YZ				Y	535
ZA				Z	536
AB				A	537
BC				B	538
CD				C	539
DE				D	540
EF				E	541
FG				F	542
GH				G	543
HI				H	544
IJ				I	545
JK				J	546
KL				K	547
LM				L	548
MN				M	549
NO				N	550
OP				O	551
PQ				P	552
QR				Q	553
RS				R	554
ST				S	555
TU				T	556
UV				U	557
VW				V	558
WX				W	559
XY				X	560
YZ				Y	561
ZA				Z	562
AB				A	563
BC				B	564
CD				C	565
DE				D	566
EF				E	567
FG				F	568
GH				G	569
HI				H	570
IJ				I	571
JK				J	572
KL				K	573
LM				L	574
MN				M	575
NO				N	576
OP				O	577
PQ				P	578
QR				Q	579
RS				R	580
ST				S	581
TU				T	582
UV				U	583
VW				V	584
WX				W	585
XY				X	586
YZ				Y	587
ZA				Z	588
AB				A	589
BC				B	590
CD				C	591
DE				D	592
EF				E	593
FG				F	594
GH				G	595
HI				H	596
IJ				I	597
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ST				S	607
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WX				W	611
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BC				B	616
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FG				F	620
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JK				J	624
KL				K	625
LM				L	626
MN				M	627
NO				N	628
OP				O	629
PQ				P	630
QR				Q	631
RS				R	632
ST				S	633
TU				T	634
UV				U	635
VW				V	636
WX				W	637
XY				X	638
YZ				Y	639
ZA				Z	640
AB				A	641
BC				B	642
CD				C	643
DE				D	644
EF				E	645
FG				F	646
GH				G	647
HI				H	648
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RS				R	658
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TU				T	660
UV				U	661
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XY				X	664
YZ				Y	665
ZA				Z	666
AB				A	667
BC				B	668
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YZ				Y	691
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MN				M	705
NO				N	706
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YZ				Y	717
ZA				Z	718
AB				A	719
BC				B	720
CD				C	721
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FG				F	724
GH				G	725
HI				H	726
IJ				I	727
JK				J	728
KL				K	729
LM				L	730
MN				M	731
NO				N	732
OP				O	733
PQ				P	734
QR				Q	735
RS				R	736
ST				S	737
TU				T	738
UV				U	739
VW				V	740
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XY				X	742
YZ				Y	743
ZA				Z	744
AB				A	745
BC				B	746
CD				C	747
DE				D	748
EF				E	749
FG				F	750
GH				G	751
HI				H	752
IJ				I	753
JK				J	754
KL				K	

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	 2008-01-27 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;		
<p>(a) Gebou 1, bestaande uit Oele 1 tot 5 en gemeenskaplike eiendom,</p> <p>(b) Gebou 2, bestaande uit Oele 6 en 7,</p> <p>(c) Gebou 3, bestaande uit Deel 8,</p> <p>(d) Gebou 4, bestaande uit Deel 9,</p>		
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 GEBRUIKSGEBIEDE: NEE		
DOORSKRYDINGS OP DIE GROND: NEE		
GERTIFIKAAAT: 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 LHA Forum Gebou 6 De Havilland Singel, PERSEQUOR PARK 0020		Posbus 402, SILVERTON 0127 Tel.: 012 - 349 2004/5 Fax.: 012 - 349 2006
MEETSTURKE: 5289/2007	KOMP: JRSH-41, 49	ALG. PLAN TP14824

KARTEFOOTKOPPE

<p>VEL 2 VAN 4 VELLE</p>	<p>L.S. No. D 1934/2007</p>	<p>VILLA-RUST</p>
<p>Goedgekeur n. Landmeter-Seneraal</p>	<p>2100R-01-23 Datum</p>	<p>TEKENTITTEL: Stokplan Skale: 1/500</p>
<p>DEEFTES LANDMETERS LANDMETEF. C.F. DEEFTES LIA Forum Gebou 6 De Havilland Binge PERSELOOF PARK 0020 Tel: 022-349 2004,5</p>	<p>Geken Datum: 2007/11/29</p>	<p>OPMERKINGS: 1. Die figuur ABODEGHUKLM stel voor GEDEELTE 6 VAN ERF 68 doro OULLINAN. 2. Alle ometings word in meter aengegee.</p>

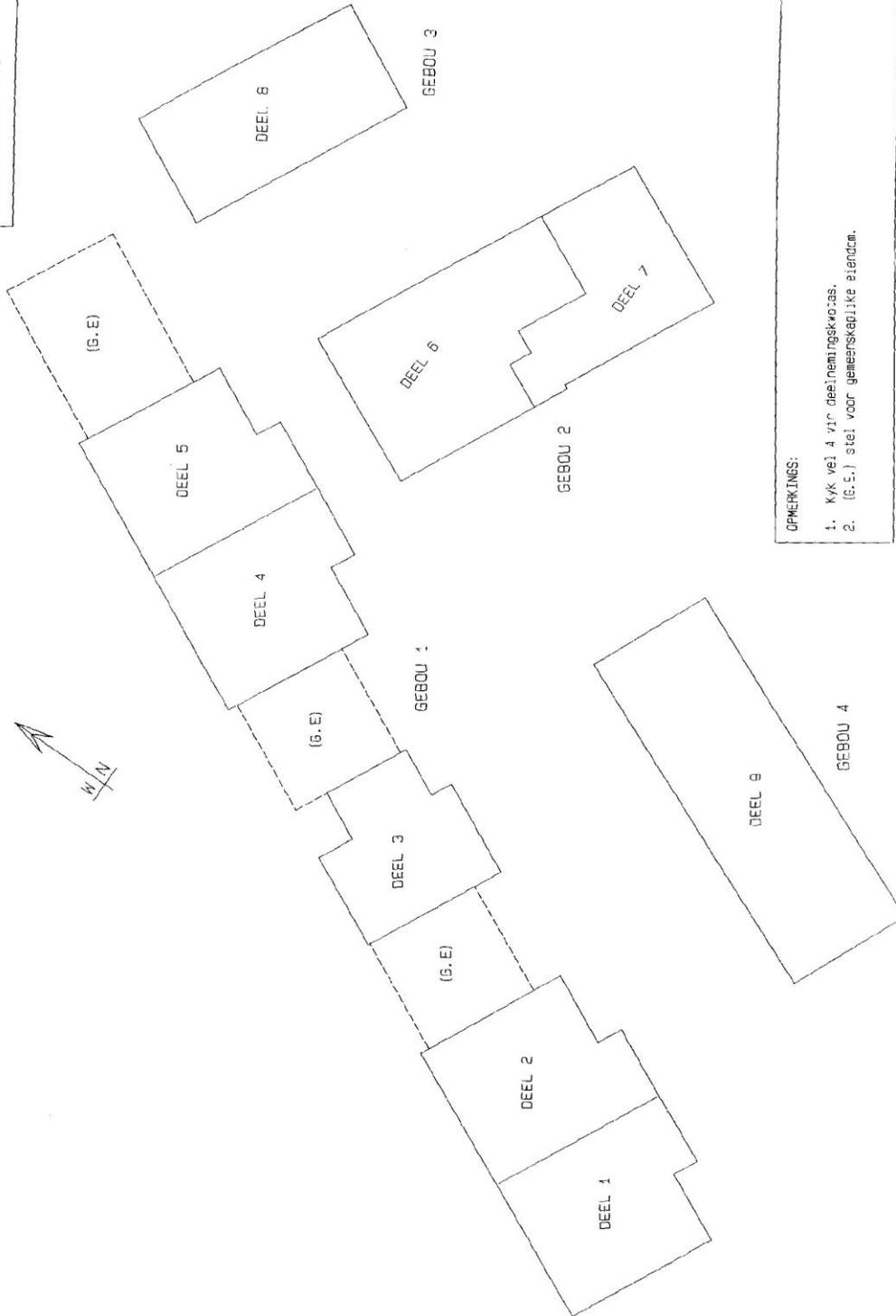
KANTOOR KOPIE

L.G. No. D 1934/2007

VEL 3 VAN 4 VELLE

Boedprekur
n. Landmeter-Genesia

7008 - 01 - 23
Datum



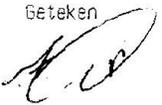
OPMERKINGS:

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

LANDMETER C.F. Deetlefs Getekend
LMA Forum gebou,
5 De Rivierlaan, Arcadia, 0080
PERSOONLIK PAK 0060
Tel.: 348 2001 2007/1/26 Datum

VILLA-RUST
TEKENINGTITEL:
Geboue 1 tot 4; Arcadievandoringplanne.
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	18.8768
TOTAAL	641	100.0000
OPMERKINGS:		
LANDMETER C.F. Deetlefs LHA Forum Gebou 6 De Havilland Singel, PERSEGUOR PARK 0020 Tel: 012-349 2004,5	Geteken  2007/11/29 Datum	VILLA-RUST TEKENINGTITEL: DEELNEMINGSKWOTA-SKEKULE

Map



GPS Co-Ordinates $25^{\circ}39'58.8''S$ $28^{\circ}30'54.5''E$
-25.666335, 28.515128

Terms & Conditions

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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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