

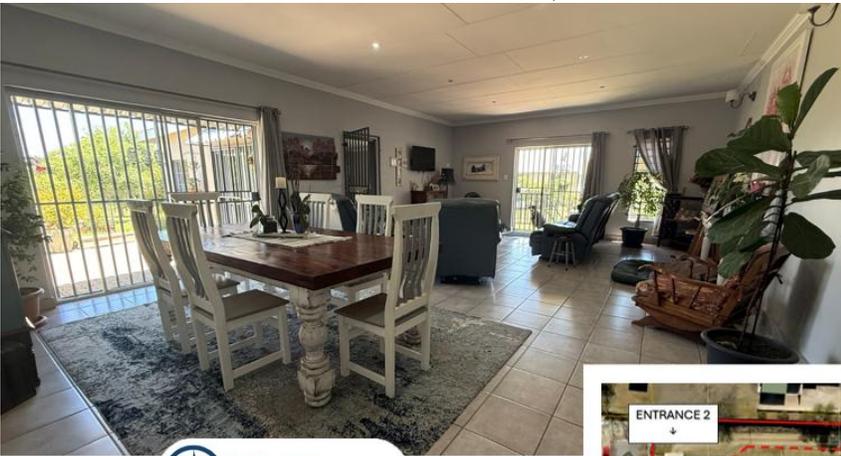
INFORMATION PACK

FOR

GLEN AUSTIN MIDRAND PLOT

3 HOUSES & FLAT

29 ALLAN ROAD, GLEN AUSTIN, MIDRAND



ON SITE AUCTION – Tuesday, 24 March 2026 @ 11h00
Pieter Nel 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 2 OF HOLDING 138, GLEN AUSTIN AGRICULTURAL HOLDINGS, GAUTENG – JR

Known As:	29 ALLAN ROAD, GLEN AUSTIN, MIDRAND
Title Deed:	T28822/2009
Extent:	8565m ²
Local Authority:	MIDRAND-RABIE RIDGE MSS
Registration Division:	JR
Province:	GAUTENG
Zoning:	AGRICULTURAL
VAT Status:	The seller is NOT registered for VAT

Property Information

This exceptional 8,565 m² agricultural holding is situated in Glen Austin AH – Midrand, a highly sought-after semi-rural node renowned for its tranquil surroundings and excellent accessibility.

A key highlight feature of this secure multi-residence property is its combined rental income potential of approximately R39,000 per month when fully let. Offering flexible accommodation and expansive living spaces, it presents an excellent opportunity for investors seeking strong, consistent returns in a prime location.



POTENTIAL MONTHLY RENTAL INCOME	
Section A	R7,000.00 p/m (Eskom)
Section B	R13,000.00 p/m (Eskom)
Section C	R15,000.00 p/m (Prepaid Electricity)
Section D	R4,000.00 p/m (Prepaid Electricity)
TOTAL	R39,000.00 P/M

House 1

House 1 is a double-storey residence thoughtfully configured into two fully independent units, each enjoying its own private entrance. Both units are secured by an electric fence enclosing the homes and their respective gardens, ensuring enhanced privacy and security.

- **Section A** comprises a well-appointed 3-bedroom, 1-bathroom residence featuring a modern layout and a well-designed kitchen with a separate scullery. The home offers 2 patios, an established garden, and a double carport, with access provided via Entrance 1.
- **Section B** comprises a 2-bedroom, 1-bathroom home featuring a spacious and well-designed open-plan kitchen and living area. The residence includes a patio, private garden, and double carport, with access provided via Entrance 2

House 2

House 2 comprises a main residence together with a bachelor's flat, with access provided via Entrance 2. These units are enclosed by an electric fence, providing enhanced security and peace of mind.

- **Section C** features a modern 3-bedroom, 2-bathroom home with a well-appointed kitchen and comfortable living area. Outdoor amenities include a swimming pool, a braai area, an established garden, and a double carport.
- **Section D** consists of a bachelor's flat, ideal for extended family accommodation, guest use, or rental income opportunities.

The property offers seamless connectivity to both Johannesburg and Pretoria via the **N1, R101, and R21 highways**, and is situated approximately ± 4.5 km from the Midrand Gautrain Station, making commuting convenient.

Residents enjoy proximity to **premier retail destinations**, including Mall of Africa and Blue Hills Shopping Centre, as well as local shopping hubs throughout Midrand. Educational institutions such as Eduvos (± 10 minutes away), along with quality public and private schools, and accessible private hospitals and medical centers, further enhance the area's appeal.



Improvements

Dwelling 1		Dwelling 2	
Section A <ul style="list-style-type: none"> • 3 Bedrooms • 1 Bathroom • Kitchen • Scullery • Living Room • 2 Patios • Garden • Double Carport 	Section B <ul style="list-style-type: none"> • 2 Bedrooms • 1 Bathroom • Kitchen • Living Room • Patio • Garden • Double Carport 	Section C <ul style="list-style-type: none"> • 3 Bedrooms • 2 Bathrooms • Kitchen • Living Room • Garden • Swimming Pool • Braai Area • Double Carport 	Section D <ul style="list-style-type: none"> • 1 Bedrooms • 1 Bathroom • Kitchen • Living Room

Rates & Taxes: ± R1,760.00

Aerial

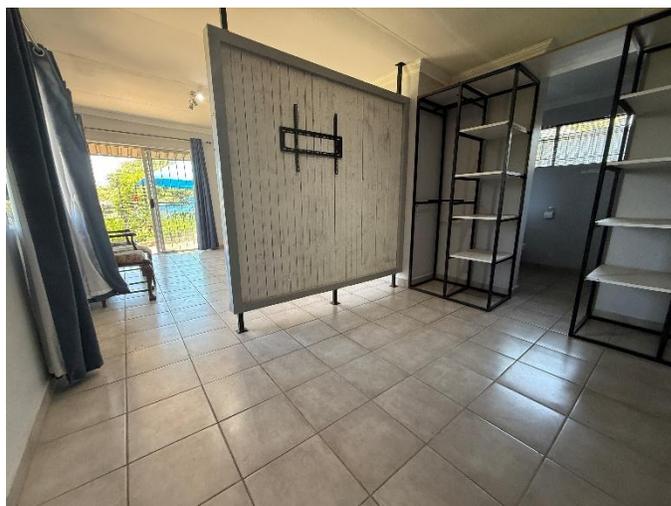


Photos – Dwelling 2
Section C





Photos – Dwelling 2
Section D



Photos – Dwelling 1
Section A





Photos – Dwelling 1
Section B



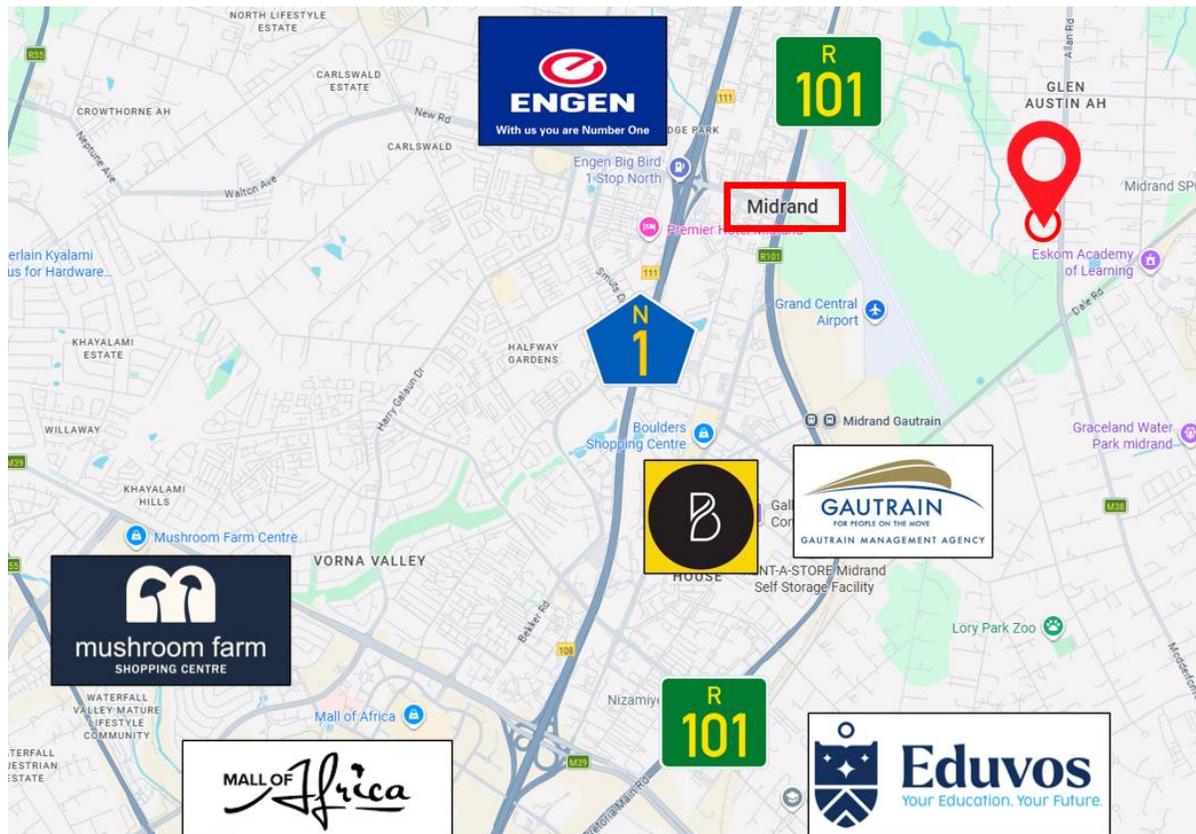


CSG



----- Servitude Line

Map





GPS Co-Ordinates 25°58'58.1"S 28°09'05.0"E
-25.982808, 28.151389

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

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.