

INFORMATION PACK

FOR

MODERN 3 BED HOME WITH 3 FLATLETS

STABLE INCOME OPPORTUNITY

64 STEENBOK AVENUE, MONUMENT PARK, PRETORIA



ON SITE AUCTION – Wednesday, 15 April 2026 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 2 OF ERF 87, MONUMENTPARK, GAUTENG – JR

Known As:	64 STEENBOK AVENUE, MONUMENT PARK, PRETORIA
Title Deed:	T166955/2003
Extent:	1270m²
Local Authority:	CITY OF TSHWANE METROPOLITIAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
Zoning:	RESIDENTIAL
VAT Status:	The seller is NOT registered for VAT

Property Information

This remarkable property is ideally situated in the highly sought-after suburb of Monument Park in Pretoria, offering convenient access to the many amenities and attractions of Pretoria East. The property features a spacious 3-bedroom main residence complemented by 3 flatlets, creating an excellent opportunity for both comfortable living and potential stable rental income.

The location offers easy access to major routes, including the R21, N1, and N14, ensuring convenient travel to the Pretoria CBD, Centurion, Midrand, and OR Tambo International Airport. It is also well-positioned near Waterkloof Ridge, Elarduspark, and Wingate Park, with nearby amenities including shopping centers such as Castle Gate and Monument Park Shopping Centre, medical facilities, restaurants, and reputable schools such as Laerskool Monumentpark and Hoërskool Waterkloof.

Security is a key feature of the property, including an automated access gate, electric fencing, security beams, CCTV surveillance, and ample secure parking. The property offers a double garage with additional storage, as well as a covered carport that accommodates 3 vehicles.

Energy efficiency has also been considered, with solar geysers installed for the main residence and for 2 flatlets (studio and loft apartments). The main home is further equipped with a 3kW Vectron inverter solar system.

Main House:

The main house offers 3 well-sized bedrooms (with the main bedroom ensuite), 2.5 bathrooms, and a versatile loft space that can easily serve as a home office, studio, or fourth bedroom. The kitchen is well-appointed with generous counter space, ample cabinetry, a separate scullery and pantry, and a courtyard area. Multiple living areas provide comfortable and functional spaces for family living.

The home also features a private entertainment area complete with a built-in braai, overlooking the swimming pool — an ideal setting for relaxation and entertaining guests.

1 Bedroom Unit:

This unit offers 1 bedroom, 1 bathroom, a kitchen, and a comfortable living area, along with a private patio. The unit is fitted with a Citiq prepaid meter.

Potential rental income: R8,190.00 per month.

Loft Unit:

This unit features an open-plan kitchen and living area, a loft space, and a bathroom. It is also equipped with a Citiq prepaid meter.

Potential rental income: R5,500.00 per month.

Studio Unit:

The studio unit comprises a spacious combined bedroom and living area, complemented by a full bathroom. The unit includes a Citiq prepaid meter.

Potential rental income: R4,630.00 per month.

This property presents an excellent investment opportunity, offering multiple income streams within a well-established residential area where rental demand remains consistently strong.

Rates & Taxes: ± R2,685.83 p/m

Area Summary

Monument Park is located in the south-eastern part of Pretoria, close to all the amenities and facilities that Pretoria East has to offer. The suburb is known for its quiet, leafy streets, mature trees, and well-established homes, making it one of Pretoria's more attractive and sought-after residential areas.

Monument Park is only a ±12 km drive to Pretoria CBD, with easy access to major routes such as the N1, R21, and N14, allowing convenient travel to surrounding areas, including Centurion and OR Tambo International Airport.

Healthcare facilities in the vicinity include Life Groenkloof Hospital, Unitas Hospital, as well as several general practitioners, dentists, and pharmacies located throughout Monument Park and neighboring suburbs.

Excellent educational facilities nearby include Laerskool Monumentpark, Waterkloof High School, and other reputable schools in the Waterkloof area.

Monument Park also offers residents easy access to shopping centers and lifestyle hubs such as Monument Park Shopping Centre, Castle Gate Lifestyle Centre, and additional retail and dining options in nearby Waterkloof and Erasmuskloof.

Property Description

Main House

- 3 Bedrooms
- 2 Bathrooms
- Guest Toilet
- Kitchen
- Living Room
- Family Room
- Garden
- Outside Entertainment Area
- Swimming Pool

Loft Unit:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Living Area

Studio Unit:

- 1 Bedroom
- 1 Bathroom

1 Bedroom Unit:

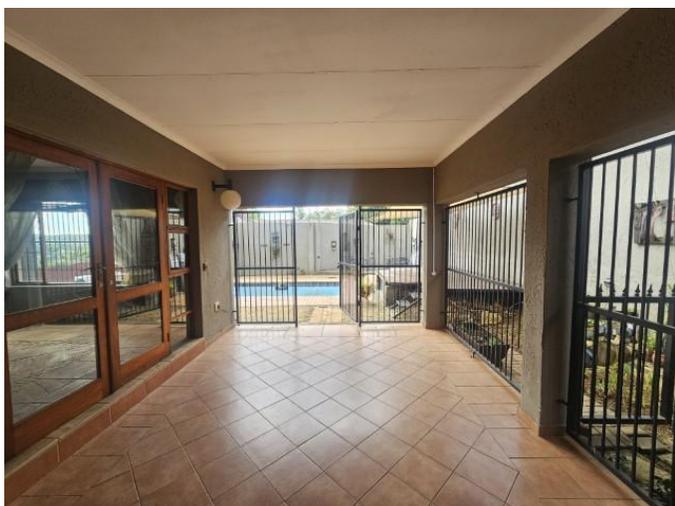
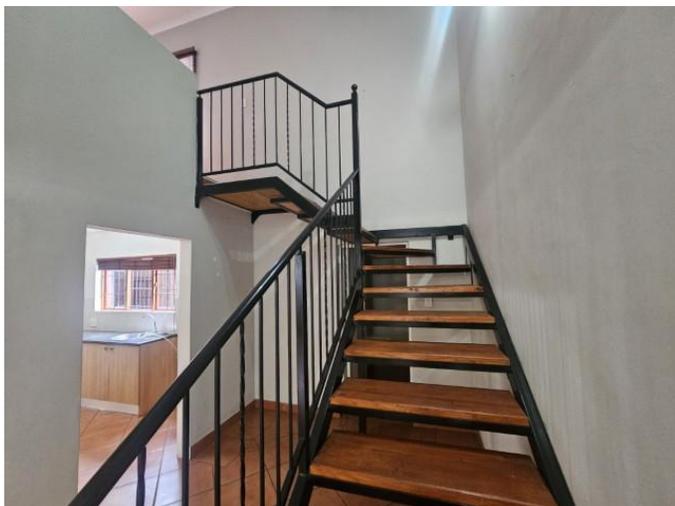
- 1 Bedroom
- 1 Bathroom
- Kitchen
- Living Area
- Private Patio

Aerial



Photos
Main House





1 Bedroom Unit:



Loft Unit:



Studio Unit



Map



GPS Co-Ordinates 25°48'03.0"S 28°13'37.6"E
-25.800840, 28.227110

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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