

# INFORMATION PACK

FOR

**\*\*DECEASED ESTATE\*\***

## 3 BED FAMILY HOME MONTANA PARK - BEST ADDRESS

793 FLANGE STREET, MONTANA PARK, PRETORIA



**ON SITE AUCTION – Thursday, 16 April 2026 @ 11h00**

Pieter Beukes 082 5757 302 | [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)

## Property Information

Title Deed Information –

**PORTION 0 OF ERF 118, MONTANA PARK EXT 12, GAUTENG – JR**

<b>Known As:</b>	<b>793 FLANGE STREET, MONTANA PARK, PRETORIA</b>
<b>Title Deed:</b>	<b>T144536/2000</b>
<b>Extent:</b>	<b>1110m<sup>2</sup></b>
<b>Master's Reference:</b>	<b>T002136/2022</b>
<b>Local Authority:</b>	<b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>
<b>Registration Division:</b>	<b>JR</b>
<b>Province:</b>	<b>GAUTENG</b>
<b>VAT Status:</b>	<b>The seller is NOT registered for VAT</b>
<b>Zoning:</b>	<b>RESIDENTIAL</b>

## Property Information

This spacious family home in Montana Park offers comfortable living in a **well-established and popular suburb** in the northern part of Pretoria. Situated on a corner stand, the property offers plenty of space and a solid structure, making it ideal for modernization and customization to suit contemporary family living.

The home is ideally located near several **reputable schools**, including **Hoërskool Montana, Laerskool Magalieskruin, and Curro Academy Montana**, making it a practical option for families. Shopping and everyday essentials are also close by, with centres like **Kolonnade Shopping Centre and Montana Crossing Shopping Centre** offering a variety of shops, restaurants, and services. The property also enjoys **easy access to the N1 and the R513**, making commuting to surrounding areas simple and convenient.

The home features 3 generously sized bedrooms and 2 bathrooms, providing comfortable space for family living. The rooms are large and filled with natural light, adding to the overall sense of space throughout the house.

The kitchen includes a pantry and separate scullery, providing extra storage and practicality for everyday use. A separate study offers a convenient space for working from home, studying, or using as a hobby room.

Large living areas and generously proportioned rooms contribute to the home's sense of space and comfort. While the property has an older style, it presents excellent potential for upgrades, allowing new owners to modernize.

Outside, the property offers a well-established, low-maintenance garden, an outside room and bathroom, and a double garage provides secure parking and additional storage space.

Nearby recreational facilities such as Zambezi Country Club, along with parks and gyms in the surrounding area, provide plenty of options for leisure and outdoor activities. The home also enjoys a great location directly across from Wonderboom Bowling Club and the Montana Golf Driving Range, making it ideal for anyone who enjoys outdoor or recreational activities close to home.

Overall, this property offers a great combination of space, location, and potential in a sought-after area of Pretoria, making it a fantastic opportunity for families or buyers looking to renovate and add value.

As the property forms part of a deceased estate, the sellers have a strong incentive to conclude a successful sale, presenting an excellent opportunity to secure a well-located home in Montana Park.

**Rates & Taxes: ± R1,600.00**

### Improvements

#### Main House

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Scullery
- Pantry
- Lounge
- Living Room
- Dining Room
- Double Garage
- Outside Room
- Garden

### Aerial



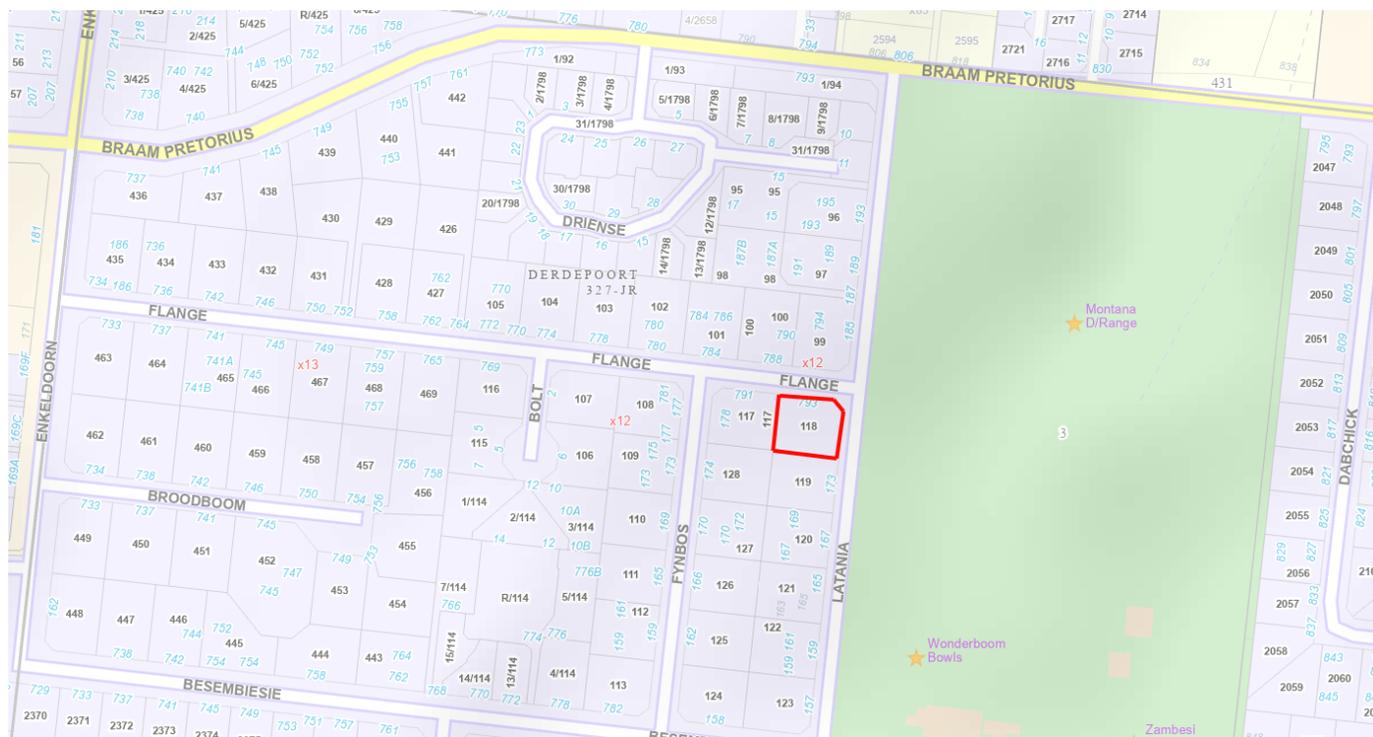
Photos



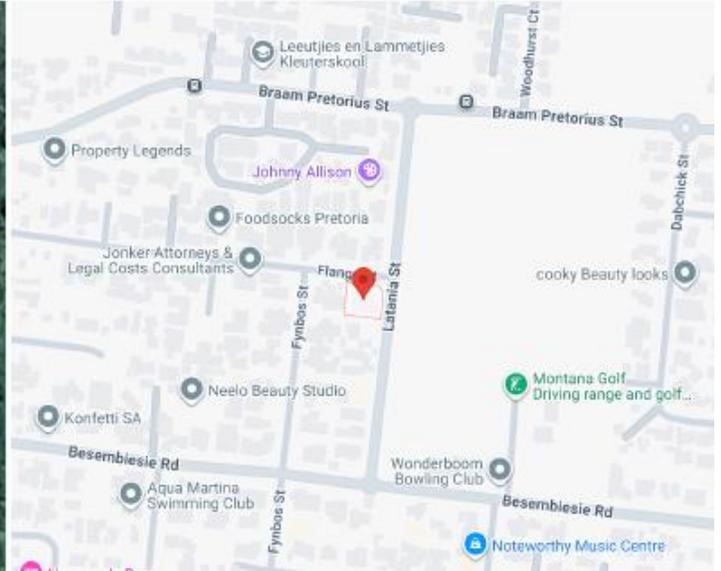
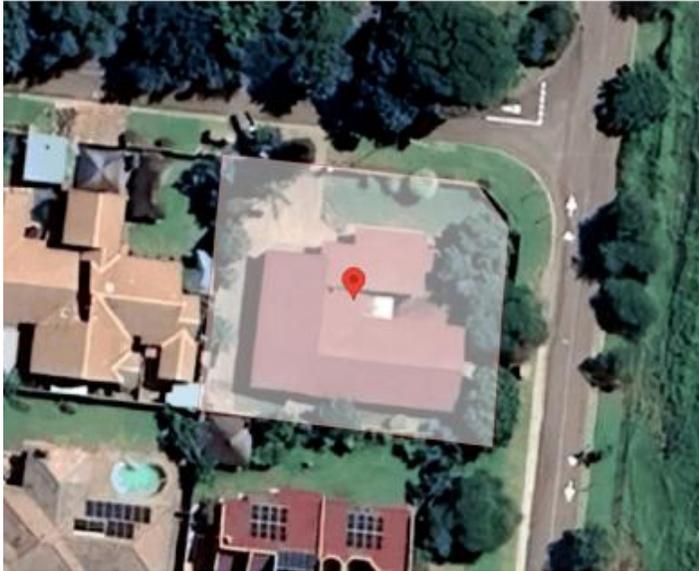




# GIS



# Map



GPS Co-Ordinates 25°41'11.8"S 28°15'25.6"E  
 -25.686600, 28.257111





### 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**

**082 5757 302 / [pbeukes@bideasy.co.za](mailto:pbeukes@bideasy.co.za)**

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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.