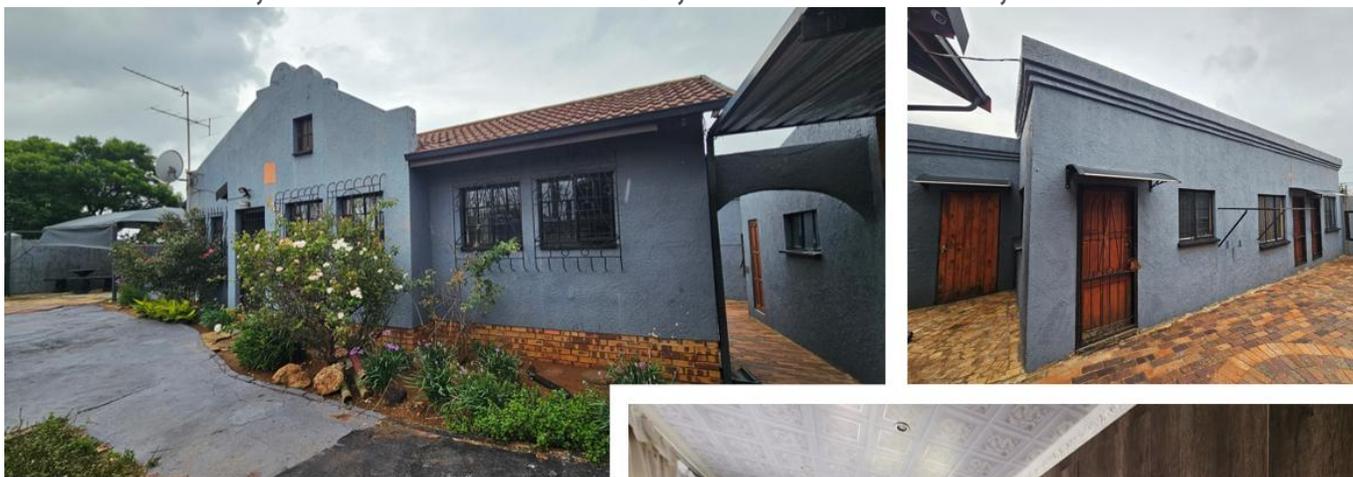


INFORMATION PACK

FOR

3 BED FAMILY HOME WITH 3 OUTSIDE ROOMS **STRONG POTENTIAL INCOME**

STAND 3402, 12 WOLFRAM STREET, LENASIA SOUTH, JOHANNESBURG



ON SITE AUCTION – Wednesday, 22 April 2026 @ 11h00
Pieter Beukes 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 3402, LENASIA SOUTH EXT 7, GAUTENG – IQ

Known As:	STAND 3402, 12 WOLFRAM STREET, LENASIA SOUTH, JOHANNESBURG
Title Deed:	T40542/1993
Extent:	575m²
Local Authority:	CITY OF JOHANNESBURG
Registration Division:	IQ
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

This family home is situated in the established suburb of Lenasia South Ext 7, offering easy access to everyday essentials. The area has a strong community feel and is well-located near schools and popular shopping options like Trade Route Mall, with main routes connecting to Johannesburg and the surrounding areas close by, the location works well for both families and commuters.

The home offers a practical and comfortable layout, featuring 3 bedrooms along with a spacious lounge and dining area that flows naturally for everyday living. The kitchen is fully fitted, with ample cupboard space and functional work areas, making it efficient and easy to manage.

Outside, the property provides generous space and excellent parking capacity. A paved driveway leads to a double automated garage, along with a covered carport and additional parking for multiple vehicles. The low-maintenance garden adds to the overall neat and well-kept feel of the home.

A standout feature is the 3 outside rooms, offering flexibility for rental income, home offices, or extended family use—adding real value from an investment perspective. Each room has its own entrance, built-in cupboards and shares a communal bathroom fitted with a shower.

The property also includes a solar inverter system, offering added convenience through backup power and improved energy efficiency.

Security on the property consists of electric fence, burglar bars, security gates, CCTV cameras, and an alarm system with armed response, ensuring peace of mind.

Overall, this is a well-located property offering space, flexibility, and solid income potential.

Rates & Taxes ± R350.00 p/m

Property Details:

Main House:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Lounge
- Dining Room
- Family / TV Room
- Garges x 2
- Carport
- Outside Rooms x 3
- Outside Bathroom
- Garden
- Solar System

Photos – Main House







Photos – Outside Rooms with Communal Bathroom



GIS Aerial



CSG



Map



GPS Co-Ordinates 26°25'11.6"S 27°52'27.1"E
-26.419887, 27.874198



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

Disclaimer

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