

INFORMATION PACK

FOR

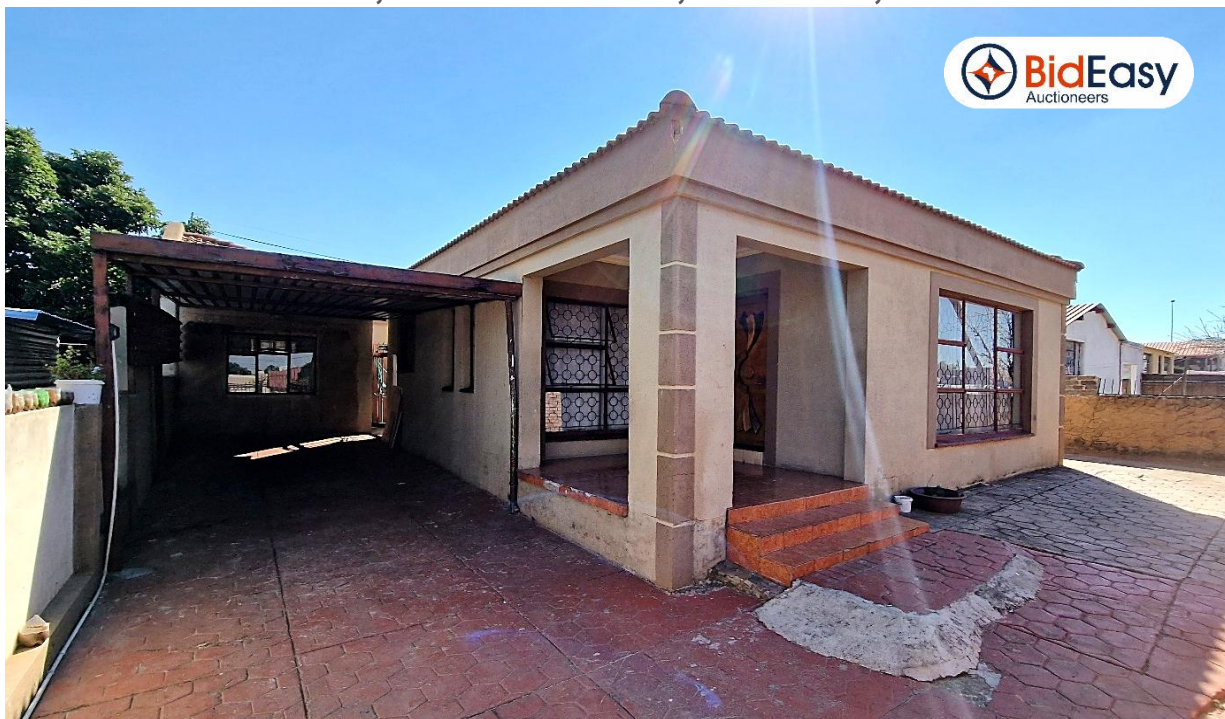
2 BED HOUSE

AND 3 OUTSIDE ROOMS

POTENTIAL RENTAL INCOME

TUT UNIVERSITY

STAND 2684, SOSHANGUVE, BLOCK L, PRETORIA



ON SITE AUCTION – Thursday, 16 July 2026 @ 11h00
Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 2684, SOSHANGUVE-L, GAUTENG – JR

Known As:	STAND 2684, SOSHANGUVE, BLOCK L, PRETORIA
Title Deed:	T49631/2016
Extent:	338m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

This well-positioned residential property in Soshanguve Block-L offers a main house with additional outside accommodation, presenting an excellent opportunity for first-time buyers, families, or investors seeking additional rental income.

Conveniently located with **easy access to the Mabopane Highway**, the property enjoys close proximity to major shopping facilities, educational institutions, schools, and public transport routes.

The main house offers comfortable accommodation comprising 2 bedrooms, 1 bathroom, a living room, dining room, and kitchen, providing a practical layout for everyday family living. In addition, the property includes 3 outside rooms, creating an opportunity for rental income generation or extended family accommodation.

The property's location near **Soshanguve Crossing Mall, TUT Soshanguve Campus, Tshwane North College**, and various primary and secondary schools enhances both its residential appeal and **investment potential**. The combination of accessible amenities and income-producing features makes this property a versatile opportunity in an established and growing area.

The area's strong **educational presence and excellent accessibility** contribute to a **consistent demand for rental accommodation, particularly among students, young professionals, and working families**. This sustained housing demand enhances the investment appeal of properties that offer additional rental opportunities, such as outside rooms or multi-dwelling configurations.

Rates & Taxes: ± R433.64 p/m

Improvements:

- 2 Bedrooms
- 1 Bathroom
- Living Room
- Dining Room
- Kitchen
- 3 Outside Rooms with **rental income potential**

Area Key Features:

- Easy access to the **Mabopane Highway** and **M43**
- Close to **Soshanguve Crossing Mall**
- Near **TUT Soshanguve Campus** and **Tshwane North College**
- Close to several primary and secondary schools
- Convenient access to public transport and other everyday amenities

Photos - House





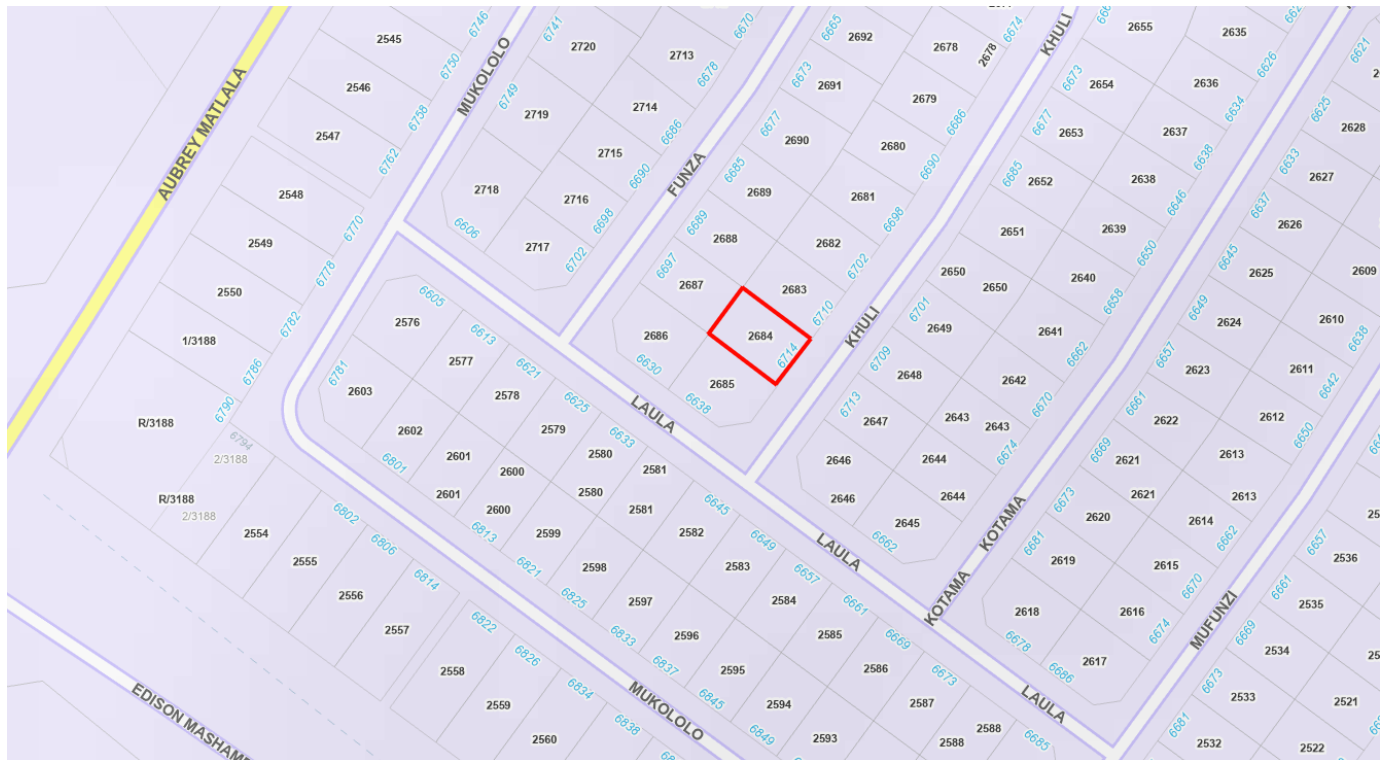
Photos – Outside Rooms



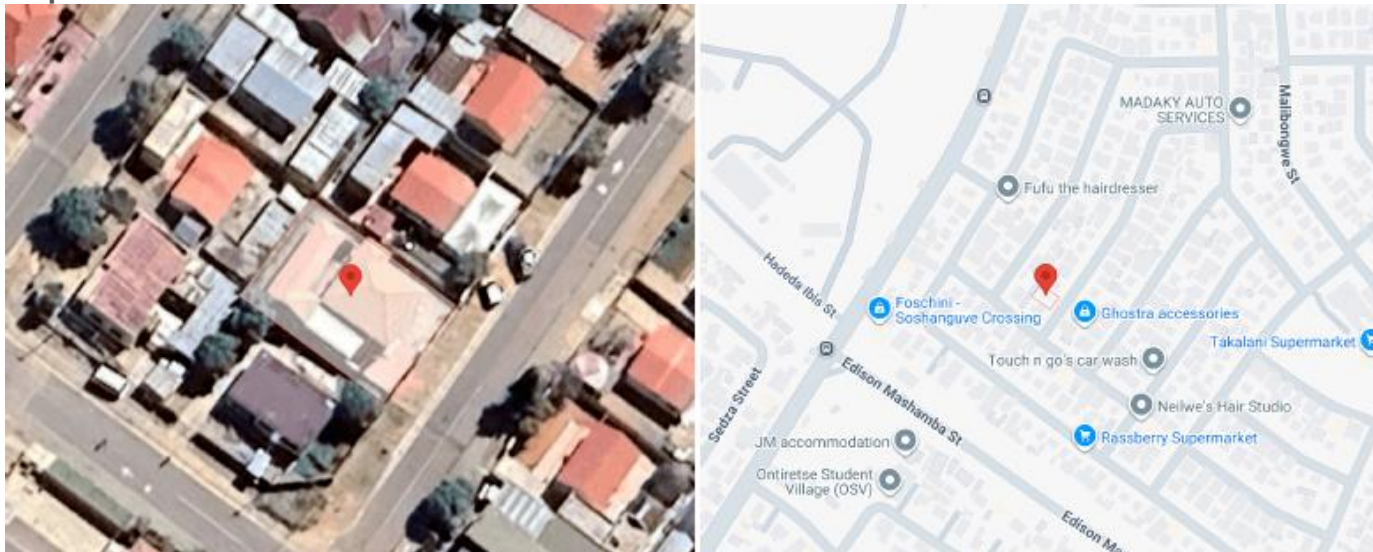
Aerial Photos



GIS



Map



GPS Co-Ordinates 25°32'49.4"S 28°05'49.1"E
-25.547051, 28.096979



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 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:

Dehan Engelbrecht

073 154 1745 | dehan@bideasy.co.za

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