

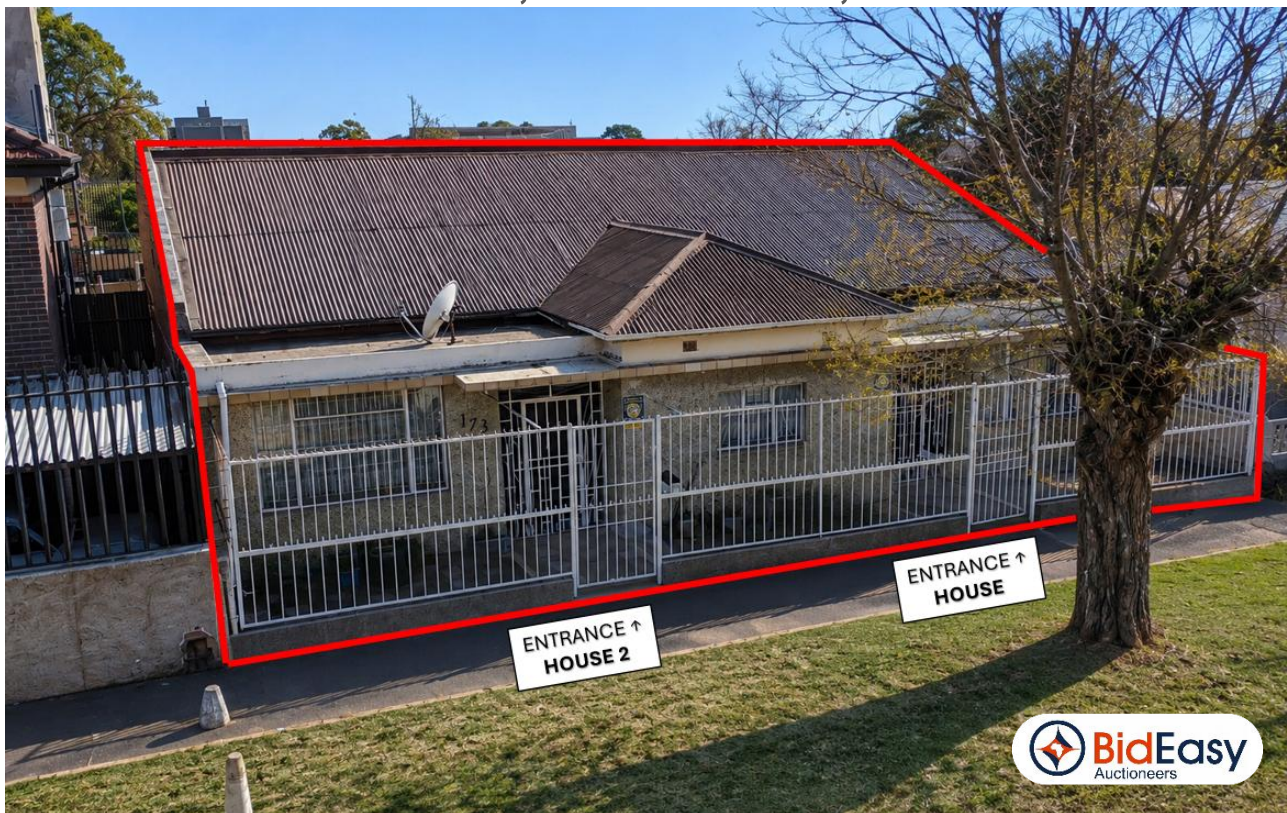
# INFORMATION PACK

FOR

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

**DUAL-LIVING PROPERTY  
WITH INCOME POTENTIAL**

**173 CHURCH STREET, KENILWORTH, JOHANNESBURG**



**ON SITE AUCTION – Thursday, 23 July 2026 @ 11h00**  
Dehan 073 154 1745 | [dehan@bideasy.co.za](mailto:dehan@bideasy.co.za)

## Property Information

Title Deed Information –

### PORTION 0 OF ERF 542, KENILWORTH, GAUTENG – IR

|                        |                                             |
|------------------------|---------------------------------------------|
| Known As:              | 173 CHURCH STREET, KENILWORTH, JOHANNESBURG |
| Title Deed:            | T15624/1980                                 |
| Extent:                | 495m <sup>2</sup>                           |
| Master's Ref:          | 036688/2021                                 |
| Local Authority:       | CITY OF JOHANNESBURG                        |
| Registration Division: | IR                                          |
| Province:              | GAUTENG                                     |
| VAT Status:            | The seller is NOT registered for VAT        |
| Zoning:                | RESIDENTIAL                                 |

## Property Information

This well-located residential property in Kenilworth offers a unique opportunity for homeowners, investors, or extended families seeking **dual-living accommodation on a single full-title stand**.

**The property comprises two separate dwellings situated on one erf, each with its own entrance and private living spaces.** While the homes share a central wall, they function independently and benefit from separate access points. Pedestrian access is available from the main street, while additional pedestrian and vehicle access is provided via the rear alley.

The layout offers flexibility for dual occupancy, rental income generation, multigenerational living, or a live-and-rent arrangement.

Kenilworth is a well-established residential suburb in the south of Johannesburg, offering convenient access to major transport routes, schools, shopping centers, and essential services, and provides easy connectivity to surrounding suburbs such as Turffontein, Rosettenville, Lyndhurst, and the Johannesburg CBD.

The area offers **access to a range of educational facilities, including Curro Oakdene and Forest High School**, as well as various preschools and primary schools in the surrounding area, and is in close proximity to popular shopping destinations such as **The Glen Shopping Centre** and **Southdale Shopping Centre**. Healthcare facilities, including **South Rand Hospital**, are nearby, contributing to the area's convenience and practicality.

### House 1

The first dwelling offers comfortable accommodation and has 2 bedrooms, a sunroom, 1 bathroom, and a kitchen. It also features a storage room, an outside room, and an outside toilet.

### House 2

The second dwelling is well-suited for family living and consists of 3 bedrooms, a sunroom, 1 bathroom, and a kitchen. It also includes an open garage, an outside toilet, and an alarm system.

### Residential Improvements

#### House 1

- 2 Bedrooms
- Sunroom
- 1 Bathroom
- Kitchen
- Storage room
- Outside room
- Outside toilet

#### House 2

- 3 Bedrooms
- Sunroom
- 1 Bathroom
- Kitchen
- Garage
- Outside toilet
- Alarm system

### Potential Uses

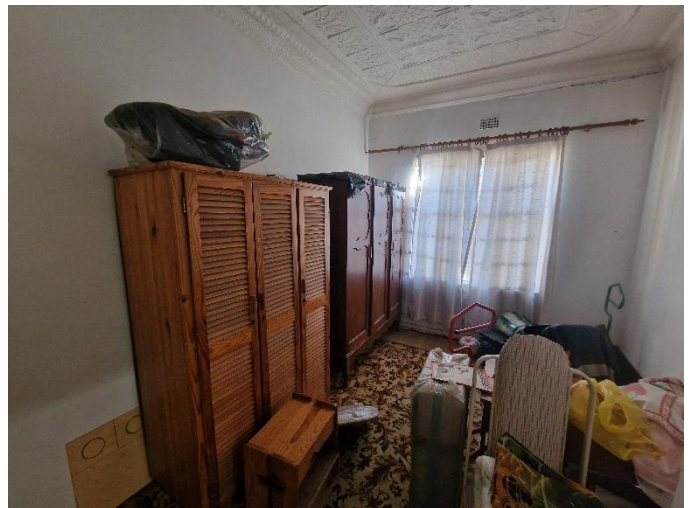
- Family home with additional accommodation
- Investment property with dual rental opportunities
- Multigenerational living arrangement
- Owner-occupier with supplementary rental income

### Photos – House 1





Photos – House 2



## Aerial Photos



CSG



Map





**GPS Co-Ordinates 26°14'52.4"S 28°02'44.1"E  
-26.247888, 28.045575**

### 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](mailto:dehan@bideasy.co.za)**

### Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions Africa, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions Africa or the Sellers or any other person. The Consumer Protection Regulations, as well as the Rules of Auction and Conditions of Sale, can be viewed at [www.bideasy.co.za](http://www.bideasy.co.za) or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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 Auctions Africa reserves the right to remove/add assets/lots without notice before or on auction day.