

INFORMATION PACK

FOR

3 BED FAMILY HOME ERASMUS - BRONKHORSTSPRUIT

3 CATHIE STREET, ERASMUS, BRONKHORSTSPRUIT

****DECEASED ESTATE****



ON SITE AUCTION – Wednesday, 5 August 2026 @ 11h00

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Property Information

Title Deed Information –

PORTION 0 (RE) OF ERF 310, ERASMUS, GAUTENG – IR

Known As:	3 CATHIE STREET, ERASMUS, BRONKHORSTSPRUIT
Title Deed:	T24169/2015
Extent:	528m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

This well-maintained family home is situated in Erasmus, Bronkhorstspuit, and offers comfortable living with a range of practical features that add convenience and long-term value. The property is equipped with an extensive solar and water backup system, excellent security, generous parking, and an outside kitchen with potential for conversion into a flatlet, making it well-suited to modern family living.

Conveniently located close to schools, shopping centers, medical facilities, restaurants, and other everyday amenities, the property also offers easy access to the R104, N4 highway, and R25, providing convenient connections to Pretoria, eMalahleni, and surrounding areas.

Main Residence

The home offers a practical layout with 3 bedrooms and 2 bathrooms, complemented by a combined living and dining area that provides a comfortable space for everyday family living. Parking is well catered for with a double garage, a three-vehicle carport, and dual entrances to the property, one of which is automated.

Solar & Energy System

The property is exceptionally well-equipped with a comprehensive solar installation, including:

- 18 × 550W Solar Panels
- 16kVA Inverter
- 3 × 5.1kW Lithium Batteries
- Solar Geyser (main residence)
- Gas geyser (outside kitchen area)

Water System

The property's water infrastructure supports everyday household use and outdoor activities. The main house is fitted with a filtration system and a 2,000L water storage tank. An additional five 750L rainwater tanks, together with a pressure pump, provide water for vehicle washing and general outdoor use.

Security Features

The property offers peace of mind through a range of security enhancements, including an electric fence and camera surveillance system.

Additional Features

Several additional features further enhance the property's value and versatility:

- Outside kitchen with potential for conversion into a self-contained flatlet
- Entire erf fully paved for easy maintenance
- Well-maintained outdoor areas
- Excellent off-grid capability

Rates & Taxes: ± R927.83 p/m

IMPROVEMENTS:

HOUSE

- 3 Bedrooms
- 2 Bathrooms
- Combined living and dining room
- Solar geyser
- Outside kitchen with gas geyser
- Double garage
- Carport for 3 vehicles
- Dual entrances (one automated)
- Entire erf fully paved
- Electric fence
- Camera surveillance system

SOLAR SYSTEM

- 18 × 550W solar panels
- 16kVA inverter
- 3 × 5.1kW lithium batteries

WATER SYSTEM

- Filtration system
- 2,000L Water Storage Tank
- 5 × 750L Rainwater Tanks

Aerial Photos



Photos





Map



GPS Co-Ordinates 25°48'06.5"S 28°44'06.8"E
-25.801794, 28.735210

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:

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