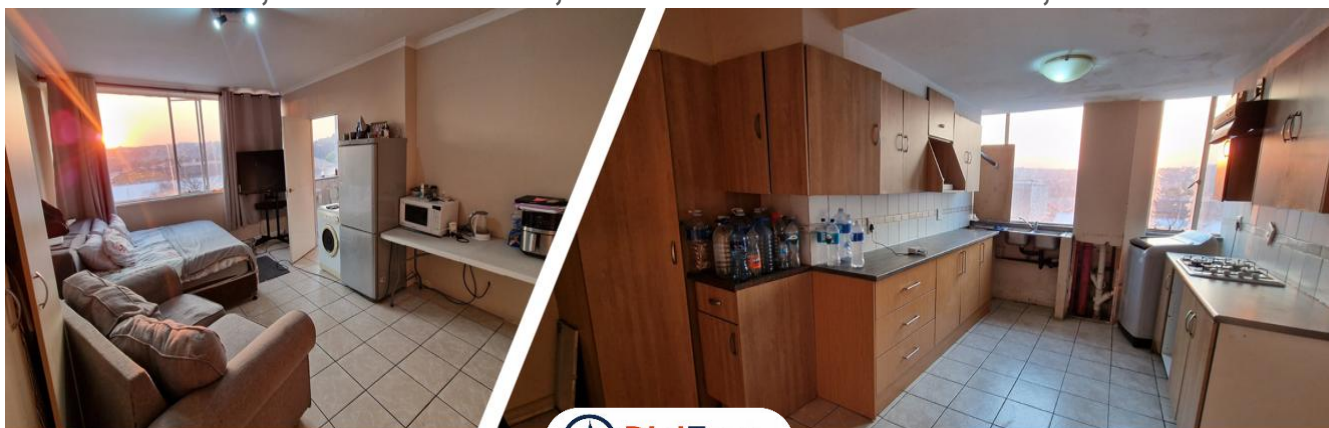


INFORMATION PACK

FOR

238m² APARTMENT WITH 8 ROOMS

DOOR 210, 33 K.G. CENTRE, 46 VAN RIEBEECK AVENUE, ALBERTON



ON SITE AUCTION – Wednesday, 2 September 2026 @ 11h00

Pieter 084 8800 165

Dehan 073 154 1745

pieter@bideasy.co.za

dehan@bideasy.co.za

Property Information

Title Deed Information –

SS K.G. CENTRE (186/1985), UNIT 33, ALBERTON, GAUTENG - IR

Known As:	DOOR 210, 33 K.G. CENTRE, 46 VAN RIEBEECK AVE, ALBERTON
Title Deed:	ST16327/2024
Extent:	238m²
Local Authority:	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	RESIDENTIAL

Property Information

Situated in the secure K.G. Centre apartment complex in the heart of Alberton North, this exceptionally spacious apartment offers a unique and versatile layout. The complex features controlled access, lift facilities, and is ideally positioned within close proximity to a wide range of everyday amenities.

Conveniently located near Alberton City Shopping Centre and New Market Mall, residents have easy access to supermarkets, retail stores, restaurants, cafés, banks, pharmacies, and other essential services. The area is also well served by reputable schools, medical facilities, and recreational amenities, including parks and sports clubs.

Excellent connectivity to major transport routes such as the N12, N17, and R59 allows for convenient travel to Johannesburg CBD, Germiston, and surrounding areas, while readily available public transport further enhances accessibility.

Access to the apartment is through a secure private gated entrance leading into a private hallway.

The **apartment comprises 8 rooms and 3 bathrooms**, with three rooms offering balcony access. It also features two living areas and a large kitchen with ample built-in cupboards and generous workspace.

Currently occupied by month-to-month tenants, **this property presents an attractive investment opportunity with the potential to generate approximately ±R22,500 per month in rental income.** Its generous size and flexible layout provide a variety of options for investors or owner-occupiers seeking adaptable accommodation.

Residents have access to the communal rooftop area with washing lines, while the elevated position offers pleasant views over Alberton and beautiful sunset views.

The apartment includes one dedicated secure basement parking bay.

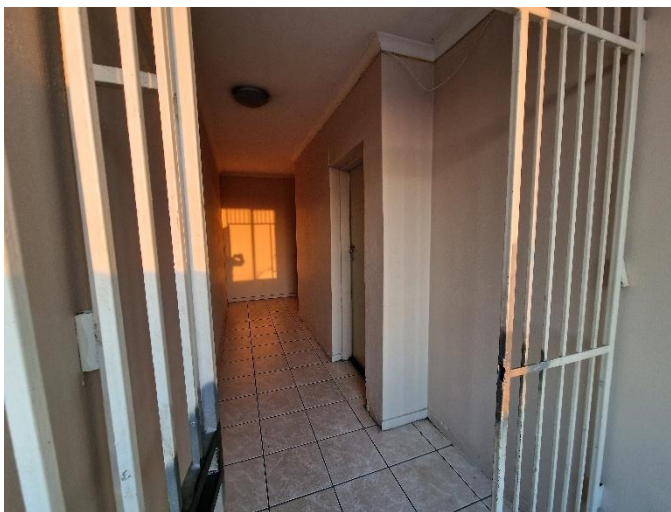
Rates & Taxes: ± R950.00 p/m | **Levy:** ± R4,150.00

RENTAL INCOME POTENTIAL

- Room 1 + 2 (Combined into 1): R5,000.00
- Room 3: R3,000.00
- Room 4: R3,000.00
- Room 5: R3,000.00
- Room 6: R2,000.00
- Room 7: R3,000.00
- Room 8: R3,500.00

POTENTIAL TOTAL INCOME PER MONTH: R22,500.00

Photos







Map



GPS Co-Ordinates 26°15'31.4"S 28°07'41.3"E
-26.258716, 28.128129



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

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 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.