

# INFORMATION PACK

FOR

## DECEASED ESTATE – URGENT SALE

63 KANARIE STREET, NINAPARK EXT 2, PRETORIA



On Site Auction Date – Thursday, 7 February 2019 @ 11h00  
Contact: Pieter Nel – 084 8800 165 & Paul Rossouw – 072 076 4382  
[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [paul@bideasy.co.za](mailto:paul@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

Title Deed Information –

**PORTION 1 OF THE ERF 790 NINAPARK EXT 2**

**Known As: 63 Kanarie Street, Ninapark Ext 2, Pretoria**

**Title Deed: T81146/2006**

**Extent: 1021.0000SQM**

**Local Authority: City Of Tshwane Metropolitan Municipality**

**Registration Division: JR**

**Province: Gauteng**

**Registered Owner: GYSBERT BOOYSEN (ID: 6211165070084)**

**VAT Status: The seller IS NOT Registered for VAT**

**Zoning: "Residential"**

## Property Information

This comfortable 377m<sup>2</sup> double story family home is in a quiet street close to the mountain in Nina Park. The home has a reception area that leads to a separate lounge and open plan living area with open high ceilings that opens onto the patio as is linked to the kitchen with an open fire place.

The kitchen is a country style kitchen with a pantry and scullery that leads to the 3 garages with automated doors.

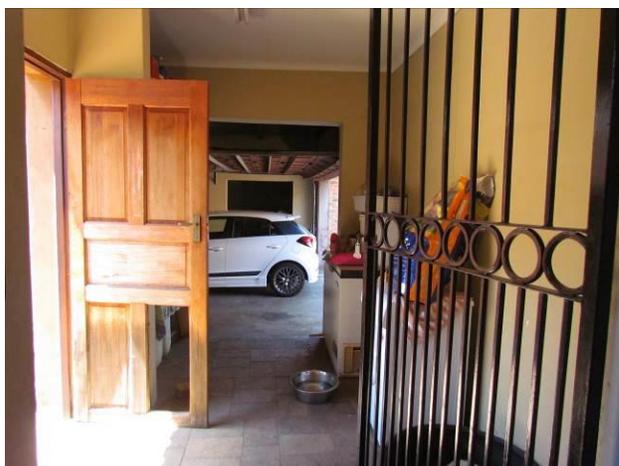
The patio has a built-in gas braai and water feature which overlooks the garden and pool.

There are 5 Bedrooms of which there are 3 upstairs bedrooms and two bathrooms. The main bedroom has a generous en-suite bathroom with a dressing room. The other two bedrooms share a full bathroom. There are an additional 2 bedrooms, of which one is en-suite and is suitable as a guest suite. There is also a 4<sup>th</sup> bathrooms.

The doors and windows are wood and security gates are installed strategically and the home has an alarm system.

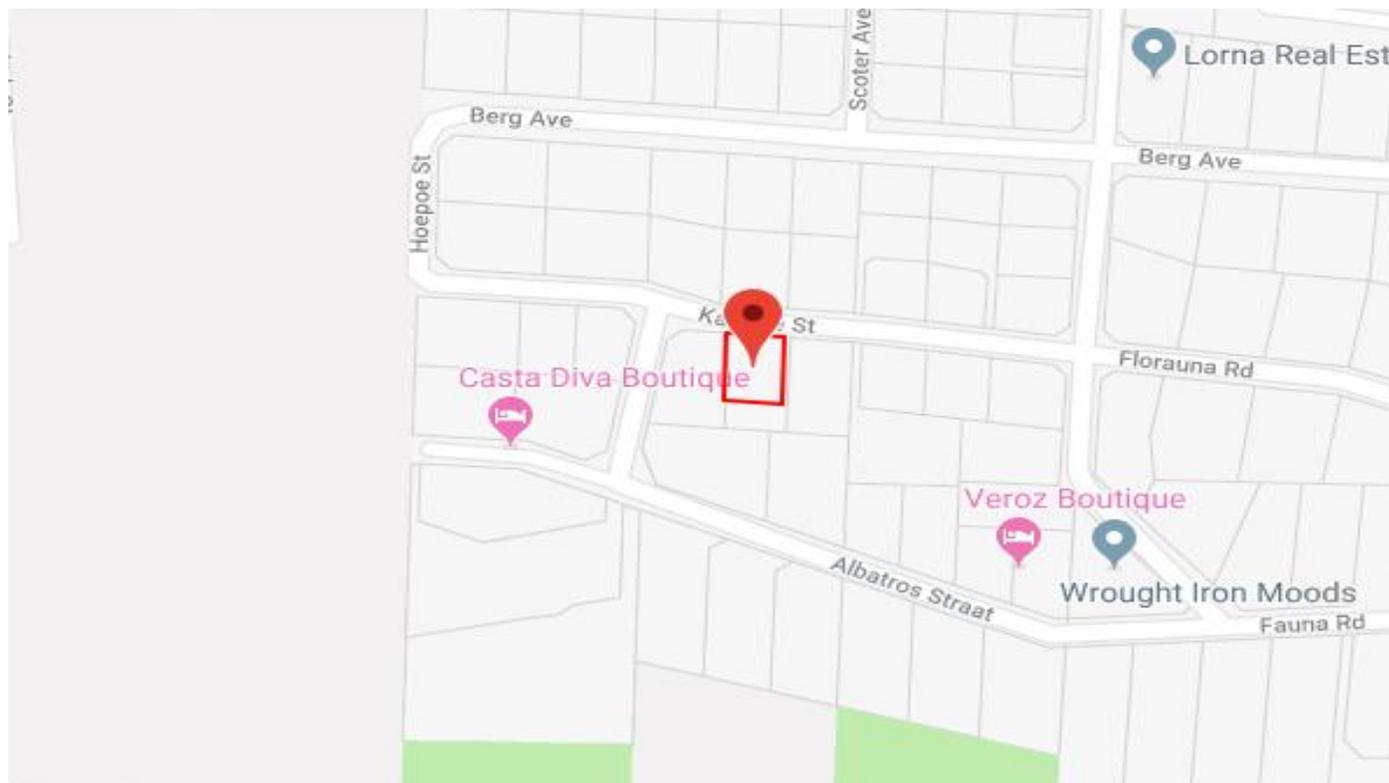
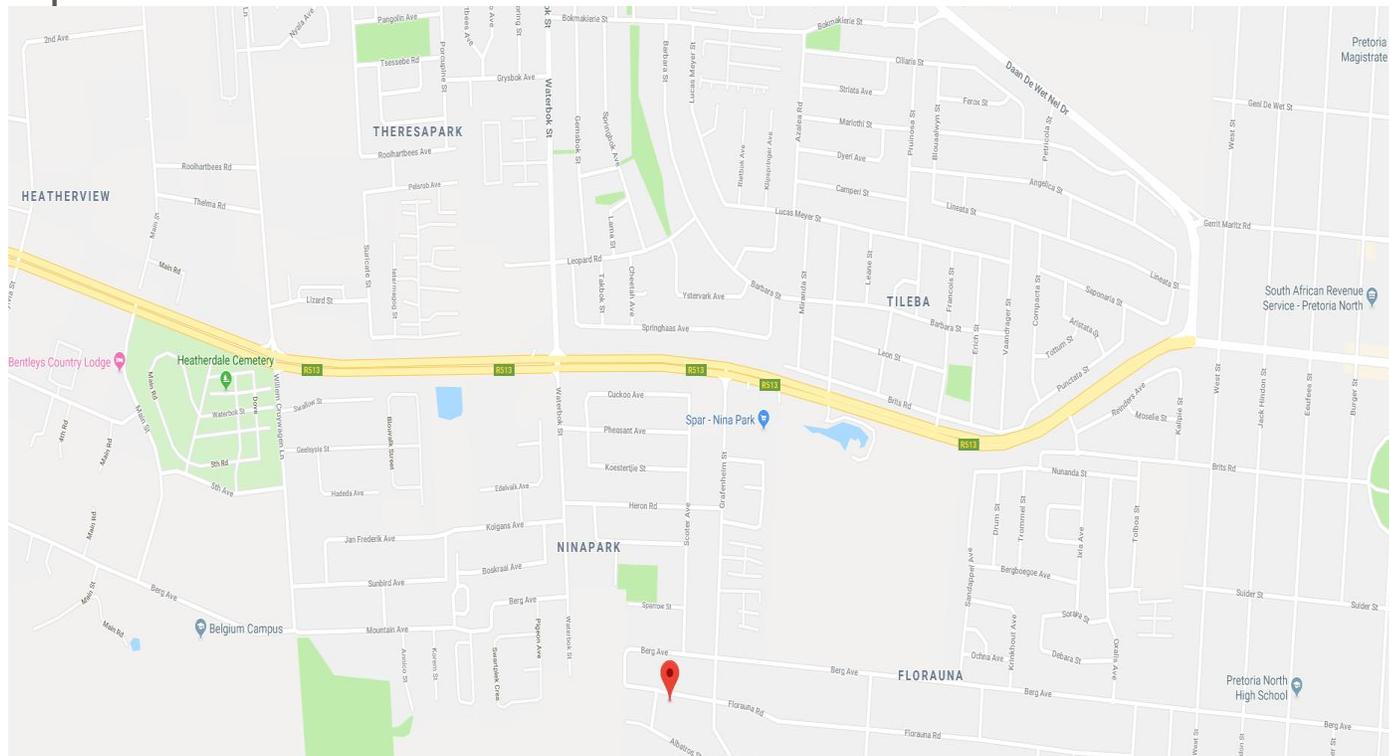
5 Bedrooms (Two En-suite with dressing room)	Pantry
Main Bedroom has air-conditioning	Scullery
4 Bathrooms ( Two En-suite)	Patio with built in gas braai
Study	Swimming Pool
Living Room	3 garages
Built in fire place	Outside Toilet
Kitchen	Garden Irrigation
	Alarm System and Safety gates

Photo's



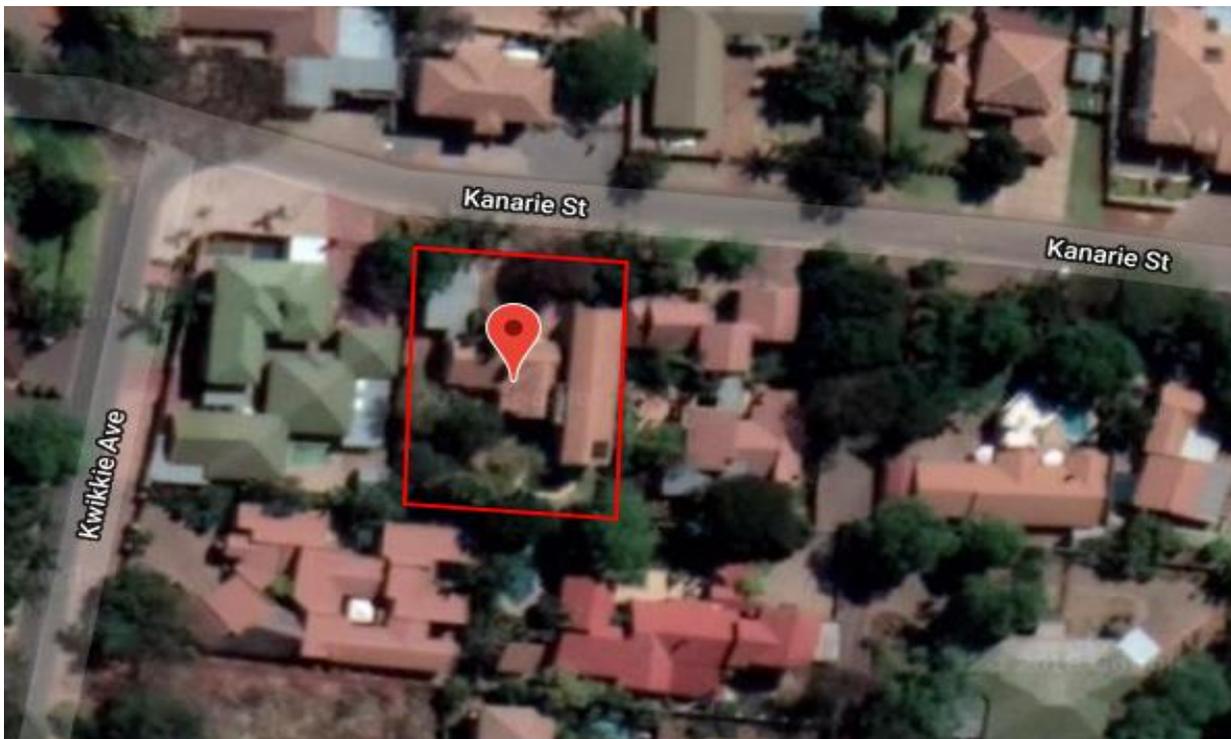


# Map

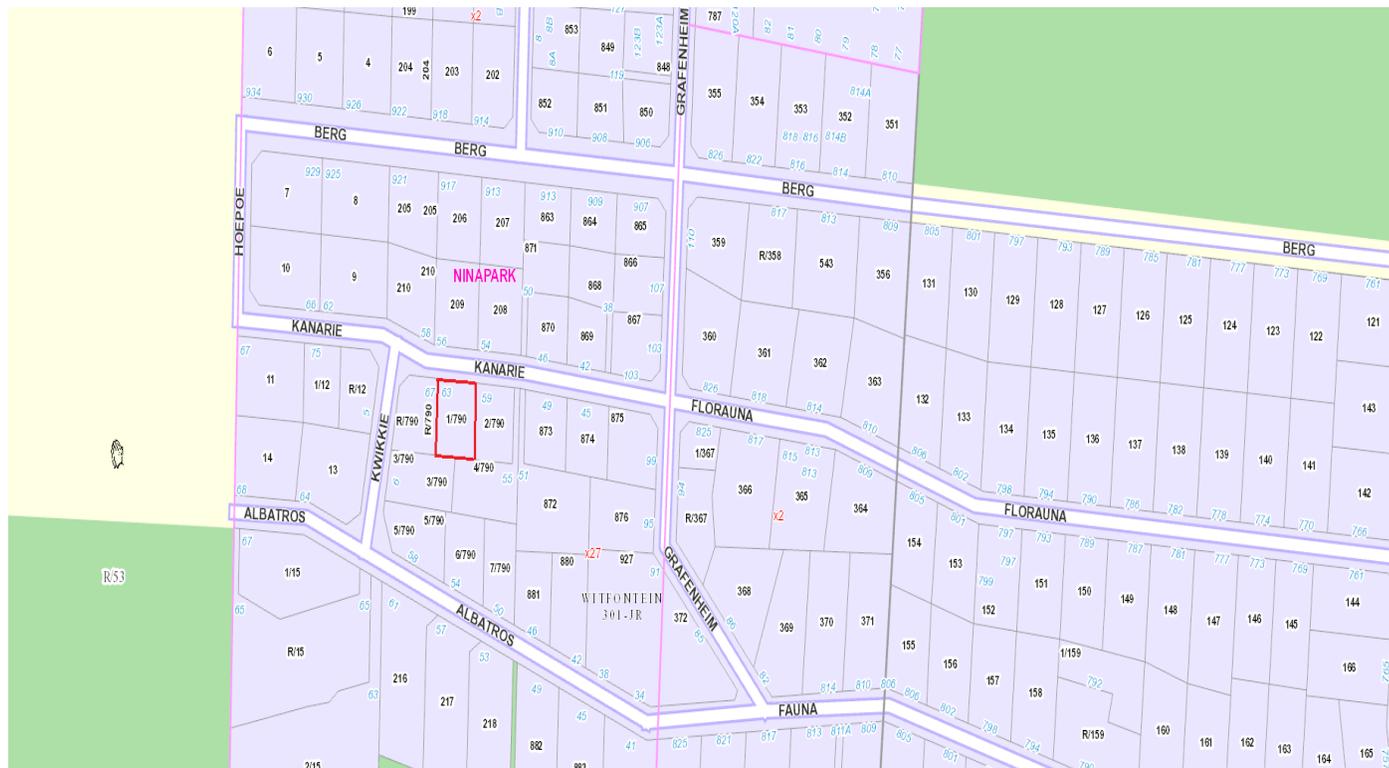


GPS Co-Ordinates 25°41'07.0"S 28°08'50.0"E  
 -25.685272, 28.147231

### Aerial View



### GIS



## Terms & Conditions

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.

**For more information, please contact:**

**Pieter Nel**

**Cell: 084 8800 165**

**Email [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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