

INFORMATION PACK

FOR

MODERN LUXURY 4 BEDROOM FAMILY HOME AND 4 TOWNHOUSES

17 SPEY DRIVE, THREE RIVERS, VEREENIGING



On Site Auction Date – Wednesday, 13 March 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information

ERF 264 THREE RIVERS

Known As: 17 Spey Drive, Three Rivers, Vereeniging

Title Deed: T52051/2003

Extent: 3420.0000SQM

Local Authority: EMFULENI LOCAL MUNICIPALITY

Registration Division: IQ

Province: GAUTENG

Registered Owner: KARL CHRISTIAAN TRAUGOTT SACHSE (ID: 6505025020084)

VAT Status: The seller IS NOT Registered for VAT

Zoning: Residential 2 Approval

Gazette Notice of Approved Rezoning

NOTICE 2321 OF 2009
EMFULENI LOCAL MUNICIPALITY
GAUTENG REMOVAL OF RESTRICTIONS ACT, 1996
ERF 264, THREE RIVERS TOWNSHIP (N470)

It is hereby notified in terms of section 6 (8) of the Removal of Restrictions Act, 1996; that Emfuleni Local Municipality has approved that—

(1) Conditions B(13), C(b) and C(c) from Title Deed Number T052051/03 be removed; and

(2) Vereeniging Town-planning Scheme, 1992, be amended by the rezoning of Erf 264, in the town Three Rivers to "Residential 2" with an Annexure subject to conditions which amendment scheme will be known as Vereeniging Amendment Scheme N470, as indicated on the relevant Map 3 and scheme clauses which are open for inspection at the office of the Department for Development Planning and Local Government, Johannesburg; and the Deputy Municipal Manager: Economic Development Planning (Land Use Management) & IDP, 1st Floor, Old Trust Bank Building, cnr of President Kruger and Eric Louw Streets, Vanderbijlpark.

T W MOETI, Acting Municipal Manager
Emfuleni Local Municipality, PO Box 3, Vanderbijlpark, 1900
(Notice No. 71/09)

KENNISGEWING 2321 VAN 2009
EMFULENI PLAASLIKE MUNISIPALITEIT
GAUTENG WET OP OPHEFFING VAN BEPERKINGS, 1996
ERF 264, THREE RIVERS DORP (N470))

Hierby word ooreenkomstig die bepalings van artikel 6 (8) in die Wet op Opheffing van Beperkings, 1996, bekend gemaak dat Emfuleni Plaaslike Munisipaliteit die goedgekeur het dat:

(1) Voorwaardes B(13), C(b) en C(c) in Akte van Transport T052051/03 opgehef word; en

(2) Vereeniging dorpsbeplanningskema, 1992, gewysig word deur die hersonering van Erf 264, in die dorp Three Rivers tot "Residensiële 2" met 'n Bylae, onderworpe aan voorwaardes, welke wysigingskema bekend sal staan as Vereeniging Wysigingskema N470 soos aangedui op die betrokke Kaart 3 en skemaklausules wat ter insae lê in die kantoor van die Departement van Ontwikkelings-beplanning en Plaaslike Regering, Johannesburg, en die Adjunk Munisipale Bestuurder: Ekonomiese, Ontwikkelingsbeplanning (Grondgebruik Bestuur) & GOB, 1ste Vloer, Ou Trustbank Gebou, h/v President Kruger- en Eric Louwstraat, Vanderbijlpark.

T W MOETI, wnde Munisipale Bestuurder
Emfuleni Plaaslike Munisipaliteit, Posbus 3, Vanderbijlpark, 1900
(Kennisgewing No. DP 71/09)

Approval for 4 sections has been approved by council. All costs associated with the rezoning have been paid in full by the seller.

Property Information

*** EXCELLENT INVESTMENT ***

A very rare opportunity to own a property that offers the very best of accommodation, with excellent rental income opportunity. Live in the house of your dreams and rent out the townhouses to pay off your bond.

Modern and luxurious, with excellent finishes in all the homes. Situated in the best part of town, each home is private and very secure in this mini security estate. Every home has a garden and its own Electricity and Water meter.

The composition of the property consists of:

- Modern & Luxurious 4 Bedroom Family Home
- 4 x 3 Bedroom Townhouses

5 Structures in all – up to 5 rental opportunities

Main House:

- 4 Bedrooms (all- en-suite with and built-in cupboards)
- 4 Bathrooms
- spacious open-plan entrance
- lounge
- kitchen
- scullery
- dining room
- study with fitted cupboards and desk
- modern bar that leads out through stacking doors to a double volume covered patio
- Swimming pool
- Entertainment Area with two built-in braai's and a jacuzzi
- Garage fits approximately 5/6 cars on tiled floors behind an automated double door

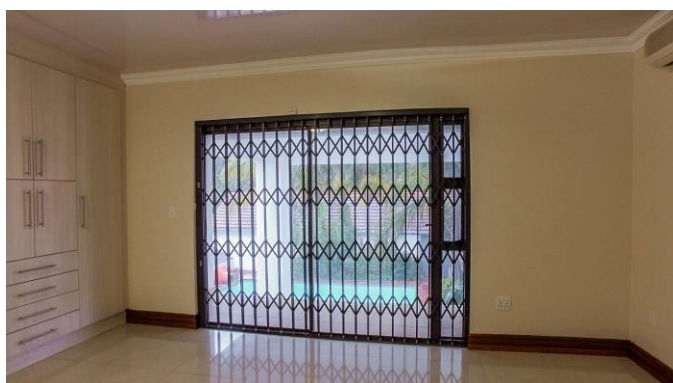
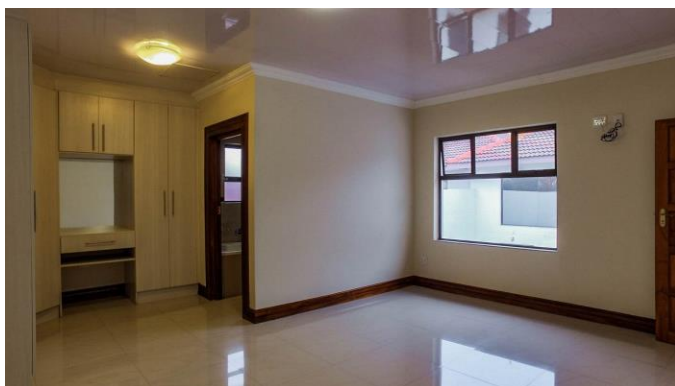
4 Townhouses:

Townhouses A & B are mirror-copies of each other, offering:

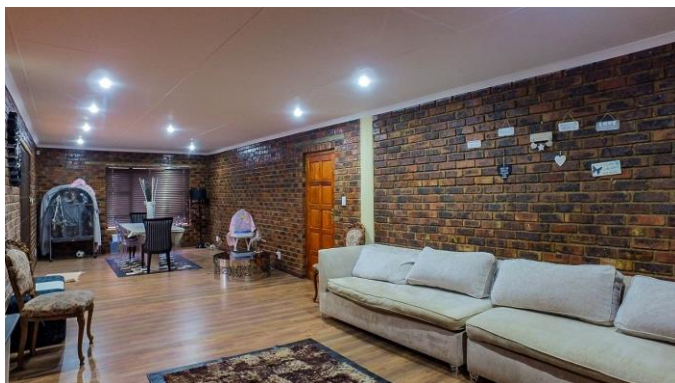
- a. 3 Bedrooms, 2 Bathrooms (main-en-suite), Kitchen, Scullery, 2 Open Plan Living Rooms, Double Garage, Private Yard, Swimming Pool
- b. 3 Bedrooms, 2 Bathrooms (main-en-suite), Kitchen, Scullery, 2 Open Plan Living Rooms, Double Garage, Private Yard, Swimming Pool
- c. Private Entrance off Street, 3 Bedrooms, 2 Bathrooms (main-en-suite), Kitchen, Open Plan Living Room, Double Garage, Private Yard
- d. 3 Bedrooms, 2 Bathrooms (main-en-suite), Kitchen, Open Plan Living Room, Double Garage, Private Yard

Photos of The Main House





Photos of The Units

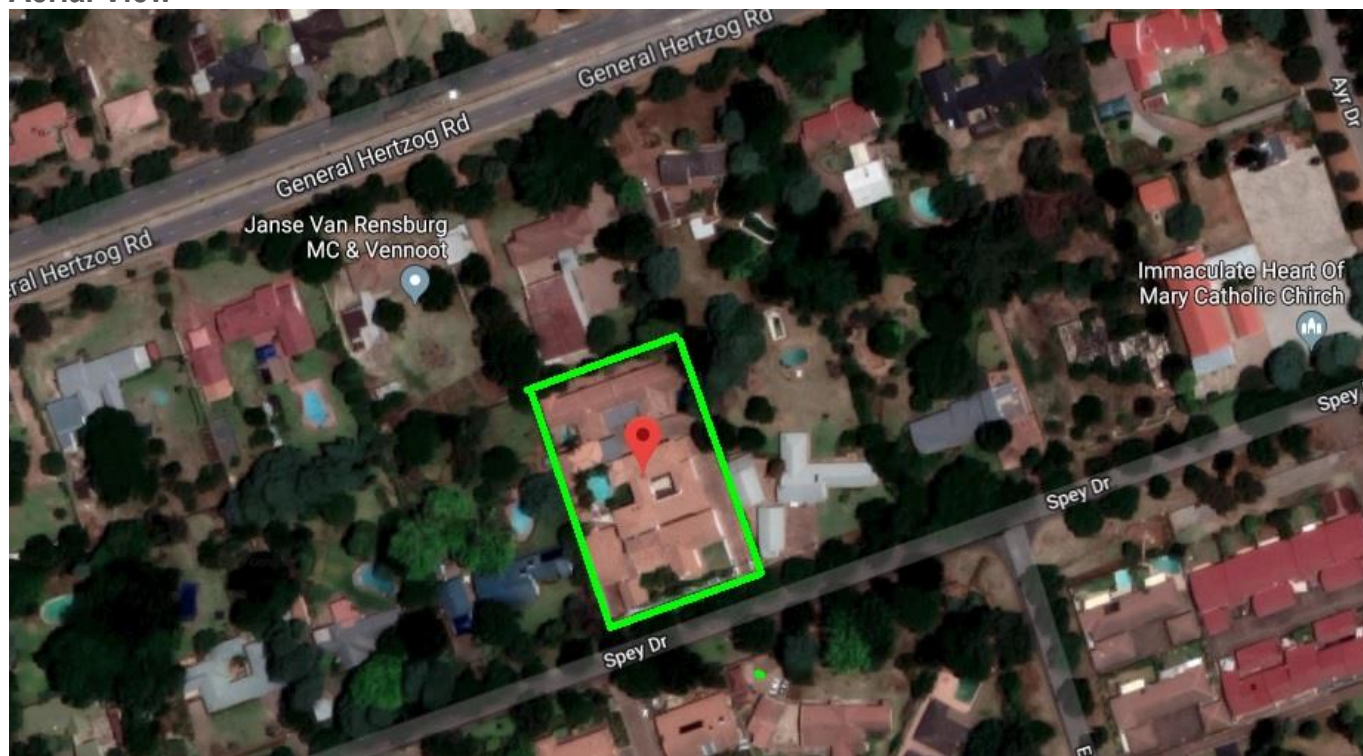


Map

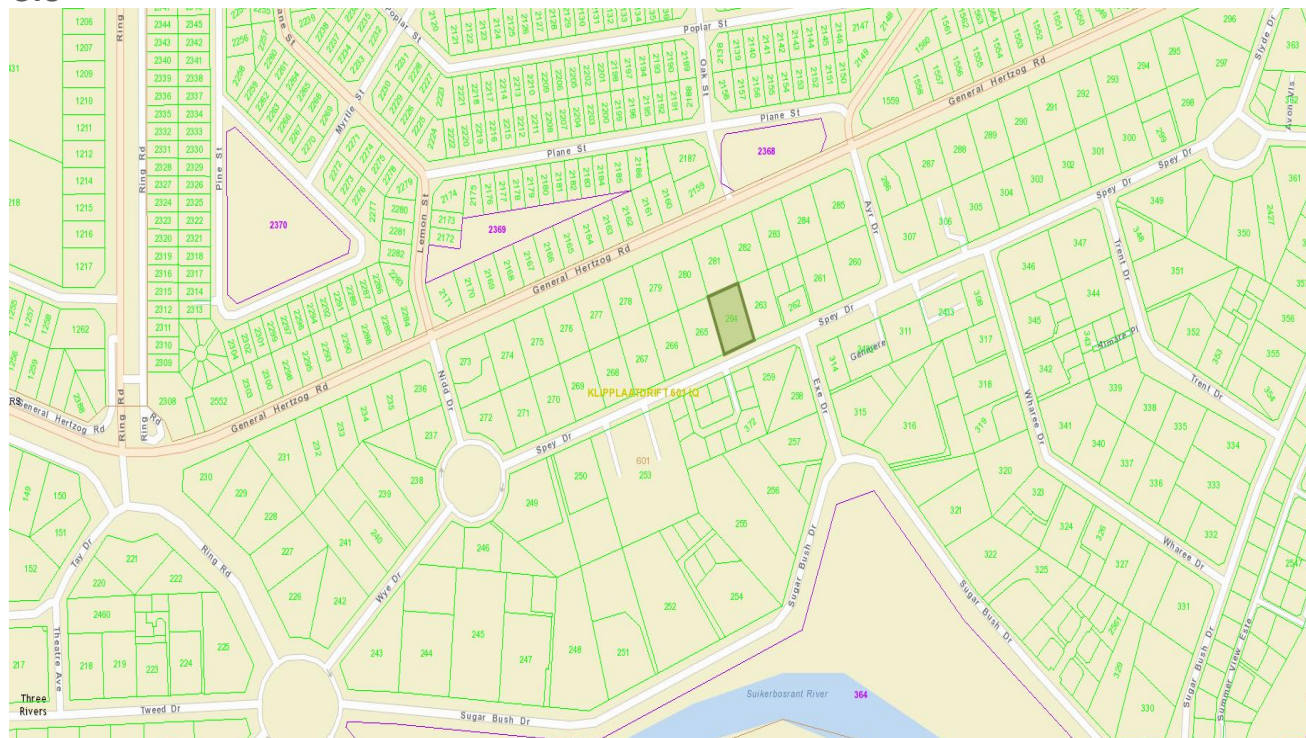


GPS Co-Ordinates 26°39'36.7"S 27°59'13.2"E
-26.660184, 27.986993

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

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