

INFORMATION PACK

FOR

UPMARKET LARGE FAMILY HOME WITH HOME OFFICE SUITE

404 A & 406 A QUEENS CRESCENT, LYNNWOOD, PRETORIA



On Site Auction Date – Friday, 24 May 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

PORTION 1 OF ERF 133 LYNNWOOD

Known As: 404A Queens Crescent, Lynnwood, Pretoria

Title Deed: T106435/2007

Extent: 971.0000SQM

AND

PORTION 1 OF ERF 132 LYNNWOOD

Known As: 406A Queens Crescent, Lynnwood, Pretoria

Title Deed: T106434/2007

Extent: 714.0000SQM

Local Authority: City Of Tshwane Metropolitan Municipality

Registration Division: JR

Province: Gauteng

Registered Owner: Matthys Johannes Hechter (ID 6310125085081)

VAT Status: The seller is not Registered for VAT

Zoning: "Residential"

Property Information

Enjoy modern luxurious living in the heart of Lynnwood. This large upmarket 5 bedroom family home offers a separate Home Office Suite / Guest Suite which is 200m².

This is a unique opportunity to own 2 adjoining stands in a prime location in Lynnwood of 1685m². This versatile property has lots of potential and options.

The finishes throughout are impeccable, offering sophisticated luxury. The home is state of the art with imported fittings and appliances. The separate office suite is professionally appointed with upmarket finishes and fiber WiFi. There is ample parking on the property.

Lynnwood is situated just beyond Hatfield in line with Brooklyn and Waterkloof in a series of old-fashioned neighborhoods.

This Property Offers:

Main House

- 5 Bedrooms (All-En-Suite)
Main Bedroom Suite has a dressing room and jacuzzi bath and private outdoor shower.
- 5 Bathrooms
- Kitchen (with Extractor Fan, Granite Tops)
- Laundry
- Pantry
- Scullery
- 2 Lounges
- 2 Family/TV Rooms
- 2 Dining Rooms
- Patio (with Built-in-Braai)
- Swimming Pool – with auto cleaning equipment
- Landscaped Garden
- Staff Quarters
- 4 Garages
- Excellent Security

Home Office Suite / Guest Suite

- Boardroom / Office
- Bathroom
- Kitchenette

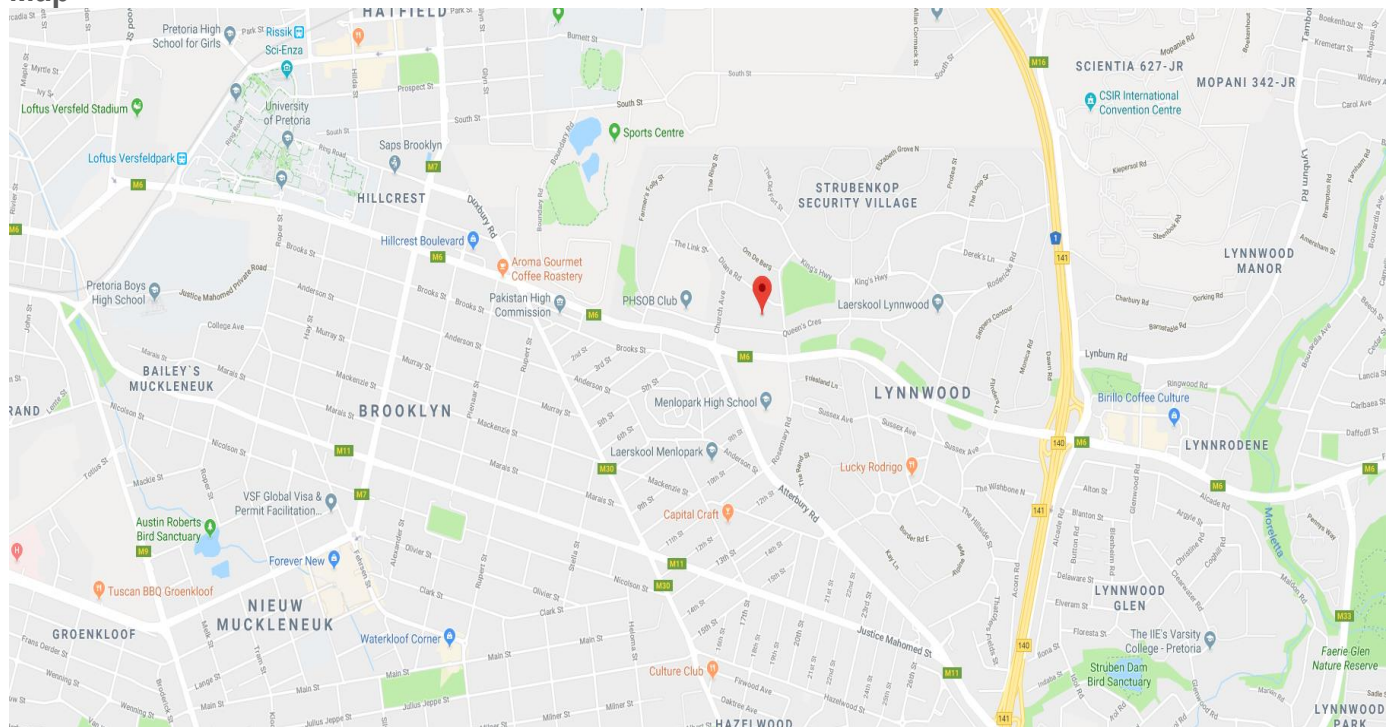
Photos







Map



GPS Co-Ordinates 25°45'40.4"S 28°15'29.6"E
-25.761221, 28.258224

Aerial View



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, or to pre-register for the auction, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

Disclaimer

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