

# INFORMATION PACK

FOR

RESIDENTIAL PROPERTY WITH BEAUTIFUL GARDEN

406A 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 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

A very rare opportunity to buy a smaller home in this well-established area. The very secure property has been utilized as offices but can easily be transformed back into a beautiful Home.

There is a large beautiful manicured garden and a covered patio.

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



## Photos







# SG Diagram

## ONDERVERDELINGSDIAGRAM

## KANTOOR KOPIE

SYE Meter	RIGTINGS- HOEKE	KOORDINATE Y Stelsel: WG 29 X	L.G. No.
	Konstantes:	0,00 +2800 000,00	10943/2006
AB 15,43	275 35 30	A +74 399,51 +50 575,48	Goedgekeur
BC 26,50	341 07 30	B +74 384,16 +50 576,98	
CD 16,02	55 37 00	C +74 375,59 +50 602,05	<i>André Schoeman</i>
DE 14,13	95 09 00	D +74 388,81 +50 611,10	nms.
EA 34,52	185 35 30	E +74 402,88 +50 609,83	LANDMETER- GENERAAL
AANDUIDINGSDATA			05.03.2007
CF 0,07	55 37 00	F +74 375,65 +50 602,09	
Strubenskop 169		Δ +74 330,06 +49 865,39	
Menlo Mast 452		Δ +73 376,09 +51 698,06	

### Beskrywing van bakens

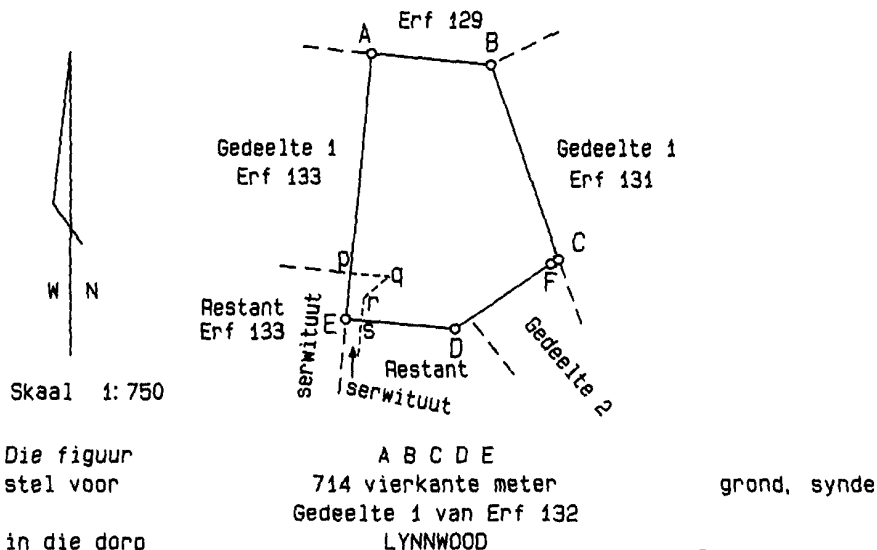
A : Pyppaal  
B : Gat op muur  
C : Nie gebaken  
D, E, F : 12mm ysterpen

ORD. No. 15/1986  
ART./SECT. 92

SERTIFIKAAT EN PLAN

### Serwituutnotas:

- Die figuur pqrsE stel voor 'n Reg-van-Weg-serwituut volgens diagram L.G. No. 4056/2006, serwituutakte
- Die figuur pqrsE stel voor 'n serwituut vir dienste volgens diagram L.G. No. 4056/2006, serwituutakte

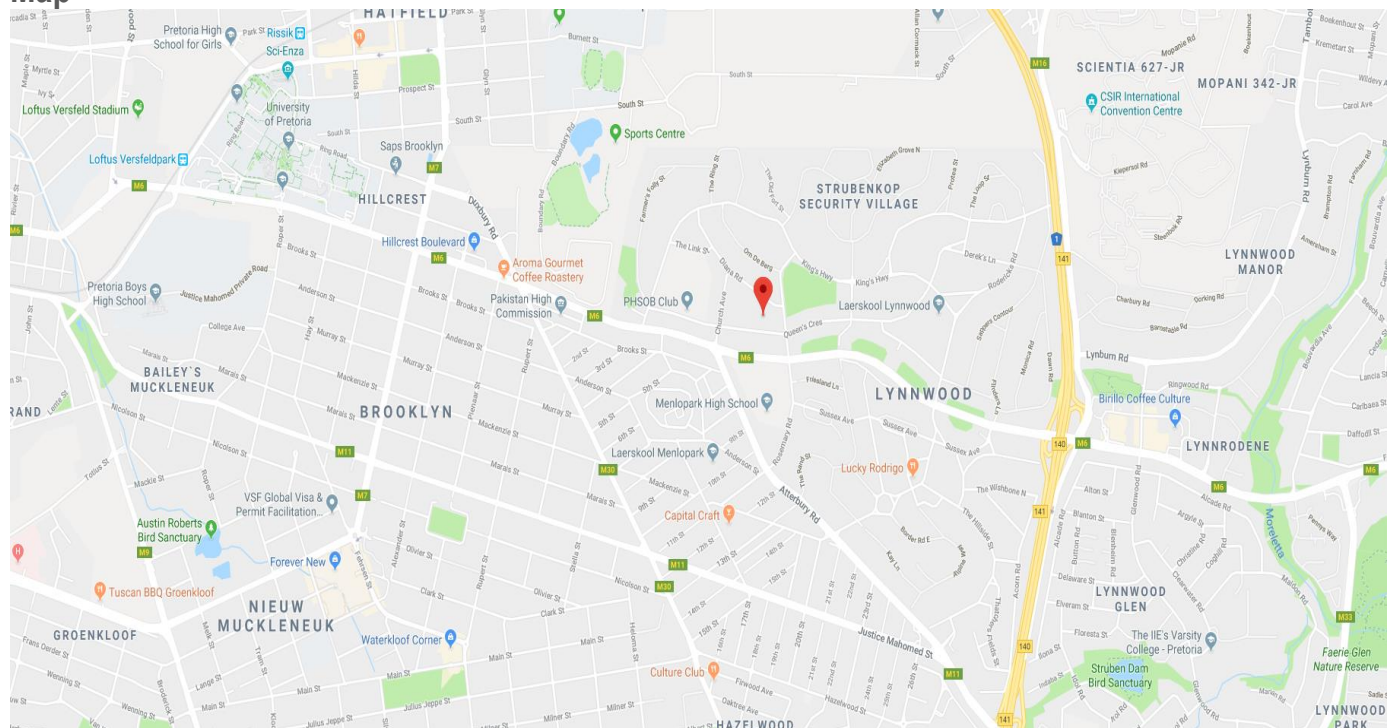


*D.A. Reynecke*  
D.A. Reynecke (PLS 0958)  
Professionele Landmeter

Hierdie diagram is geheg aan No. T106434/07 ged. t.g.v. Registrateur van Aktes Pretoria	Die oorspronklike diagram is L.G. No. 4055/2006 Transport T20179/1953 Grondbrief	Leer <i>Erne</i> M.S. 4410/2006 A.P. TP 1395 L.G. No. A 7138/1950 Komp. JRSM 324
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## 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, please contact:**

**Pieter Nel**

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