

INFORMATION PACK

FOR

EXQUISITE 4 BED HOME IN BROOKLYN

225 Marais Street, Brooklyn, Pretoria



On Site Auction Date – Tuesday, 16 July 2019 @ 11:00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

Portion 10 of Erf 892, BROOKLYN, Baileys Muckleneuk, Pretoria, Gauteng

Known As: 225 Marais Street, Brooklyn, Pretoria, Gauteng

Title Deed: T67004/2010

Extent: 735.0000SQM

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: Gauteng

Registered Owner: LAMBERTUS GERHARDUS HECHTER (6206195160087)

VAT Status: Seller is NOT registered for VAT

Zoning: Residential

Property Information:

Large 4 Bedroom Gem in Arcstone Complex in the upmarket area of Brooklyn. This home is perfectly located between embassies, near sought after schools, restaurants and shopping centres.

The front door welcomes you with parquet flooring and a wooden staircase into 3 living areas with an open plan kitchen. The home offers spacious and easy flowing living areas, with large bedrooms. Double fireplace serves two living areas and there is a large study with a guest bathroom. Upstairs are 3 bedrooms all en-suite. The main bedroom is very spacious with room for a lounge set, the en-suite bathroom has a spa bath, his and hers wash basins and a large double shower that opens into a little courtyard.

There is a potential 5th bedroom on the ground-floor, which is currently used as a study/work room. This room is directly next to the guest bathroom.

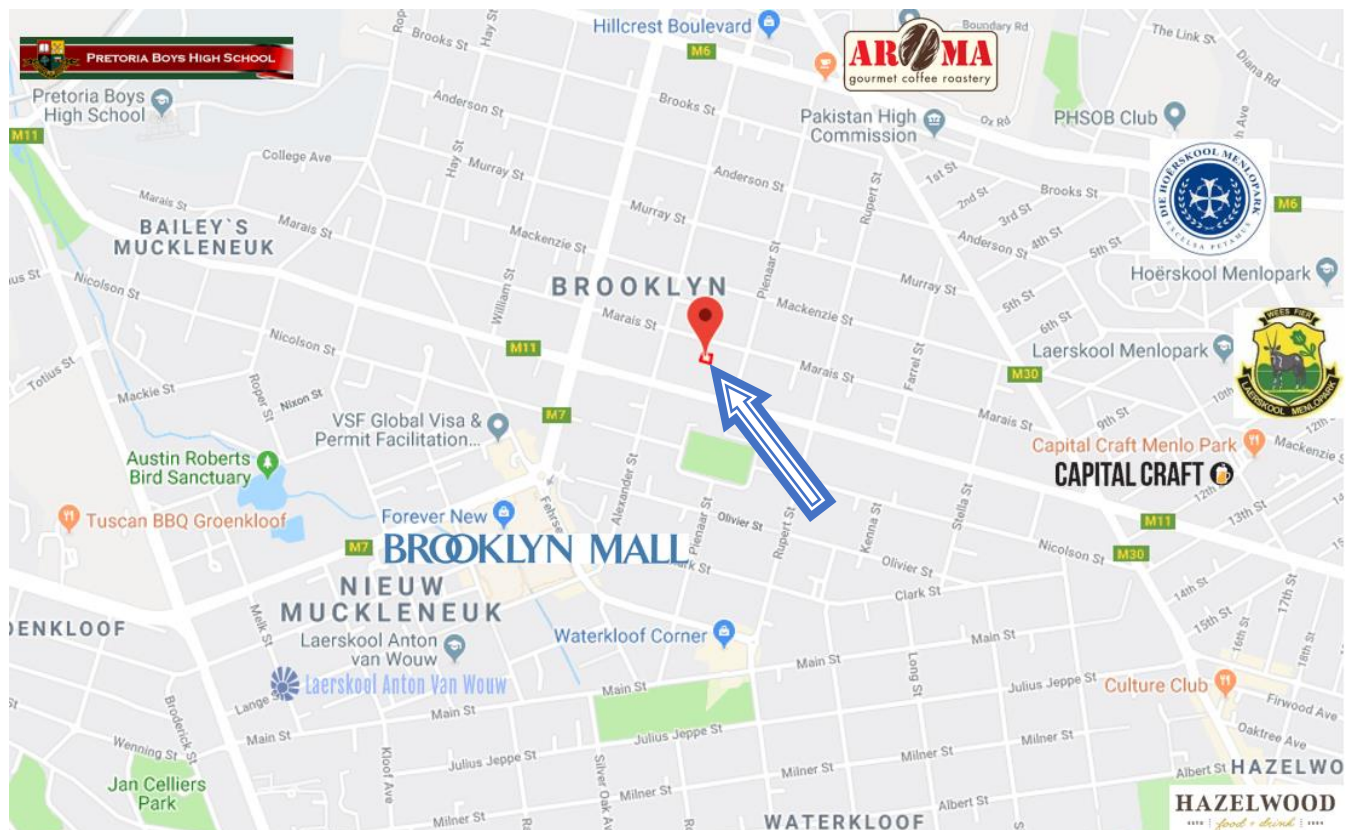
Double doors lead from the living area to the patio with a built-in-braai and pool (with rolling cover)

The kitchen has a separate scullery and pantry cupboard, gas and electric stove in the centre island with chairs, and a built-in-wine rack.

This Property Offers:

- 4 Bedrooms (All En-Suite)
- 4 Bathrooms
- Kitchen
- Pantry
- Scullery
- Extractor Fan
- Granite Tops
- Centre Island
- Gas Hob
- Under Counter Oven
- Washing Room
- Dining Room
- Living Room
- Ample Linen Cupboards
- TV/Family Room with Built-In Fireplace
- Patio
- Built-In-Braai
- Fire Pit
- Pool
- 2 Garages
- Extra Parking
- Workshop

Map

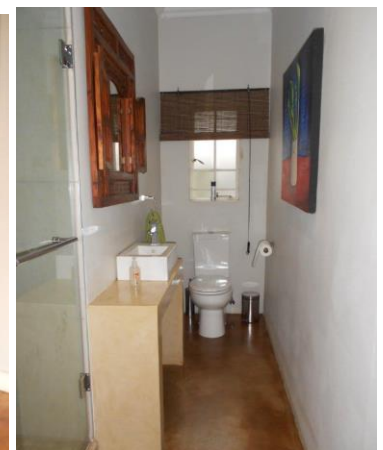


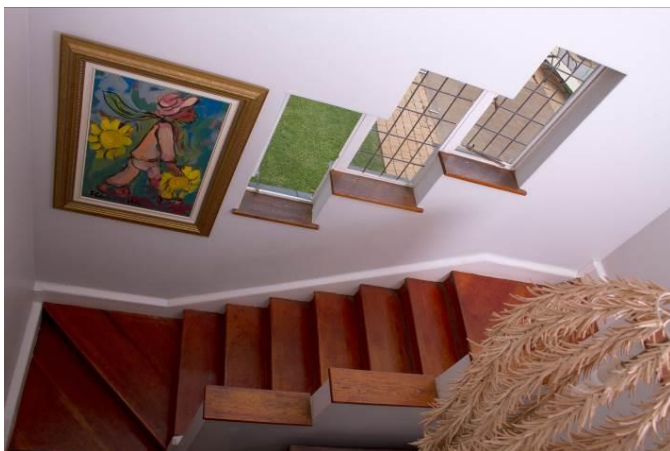
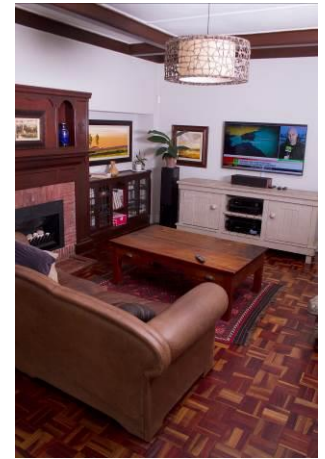
Photos











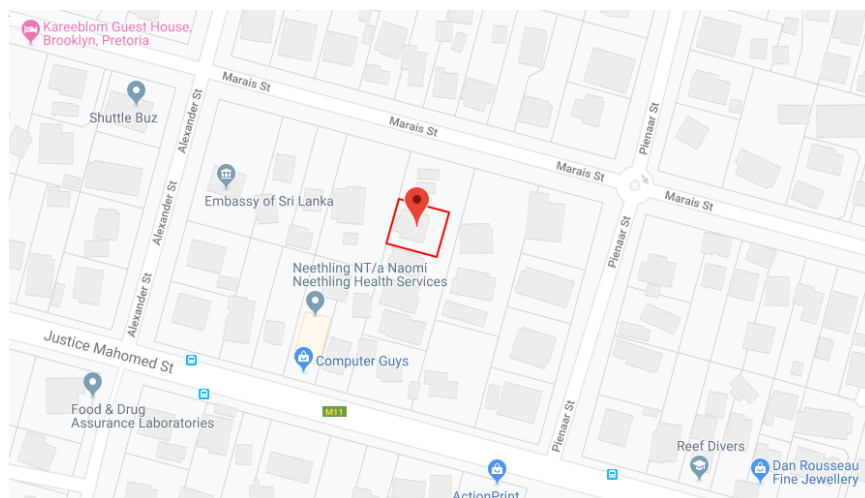
Workshop



Loft

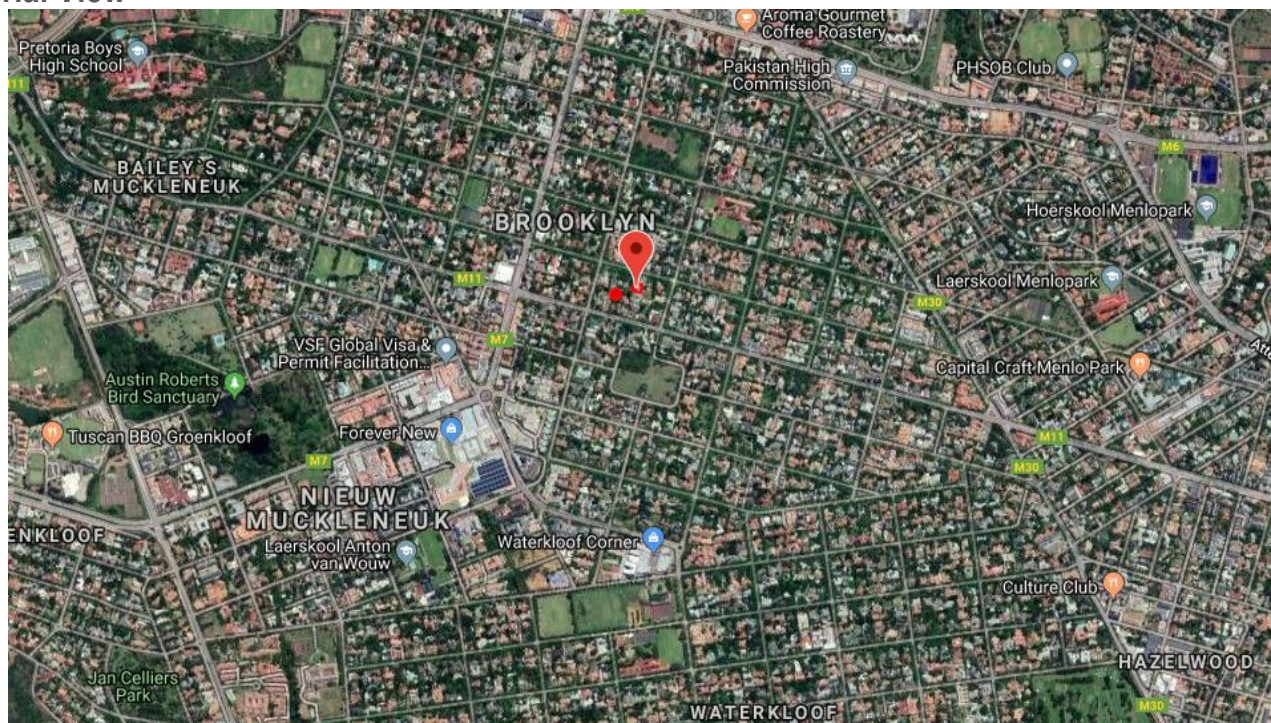


Map



**GPS Co-Ordinates 25°46'00.9"S 28°14'24.3"E
-25.766909, 28.240075**

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

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Email pieter@bideasy.co.za

Disclaimer

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