

# INFORMATION PACK

FOR

## 4 BED HOUSE, COTTAGE, WORKSHOP & OFFICES AGRICULTURAL HOLDING

4 Karee Street, Pumulani AH, Gauteng



**On Site Auction Date – Tuesday, 20 August 2019 @ 11h00**

**Contact: Pieter Nel – 084 8800 165**

**[pieter@bideasy.co.za](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://www.bideasy.co.za)**

## Property Information

### Title Deed Information –

#### **4 PUMULANI AGRICULTURAL, AH, KAMEELDRIFT, GAUTENG**

**Known As:** 4 Karee Street, Pumulani AH, Gauteng

**Title Deed:** T60094/2014

**Extent:** 2.1414H

**Local Authority:** CITY OF TSHWANE METROPOLITAN M

**Registration Division:** JR

**Province:** GAUTENG

**Registered Owner:** DU PLESSIS BALTHAZAR ROELOFSE (5508085024088)

**VAT Status:** The seller is not Registered for VAT

**Zoning:** Agricultural

## Property Information

This well-developed property is located on a tar road just off the Moloto Road about 3 kilometers from Sefako Makgato Drive in an area known as Pumulani Agricultural Holdings next to Kameeldrift East.

Double Storey house situated on 2.1414 HA Plot, 4 bedrooms (two en-suite), 4 living areas, kitchen with separate scullery linked to a double garage with 2 carports. The 2-bedroom cottage overlooks the pool.

The spacious garden has established trees and pleasant ambiance. The house is fenced off with electric fencing and all the windows and doors have burglar proofing. The property has a borehole that irrigates the garden and the house use municipal water and pre-paid electricity.

The 180m<sup>2</sup> workshop is bordered by an office complex with its own kitchen and bathroom facilities. It also has its own gate from the main road that gives it undisturbed access.

The plot has stabling for 1 horse and 1.2ha pastures provides ample grazing.

## This Property Offers:

### MAIN HOUSE

- 2 Double Bedrooms (Main Walk-In-Closet & Balcony)
- 3 Full Bathrooms
- 2 Separate Toilets
- 2 Single Bedrooms
- 4 Living Rooms
- Kitchen
- Scullery
- Courtyard
- Safety Doors & Burglar Bars
- Workshop ( $\pm 180 \text{ m}^2$ )

### OFFICE

- 3 Offices/Living Rooms
- Kitchen
- Bathroom

### THE COTTAGE

- 2 Bedrooms
- Bathroom

### GENERAL

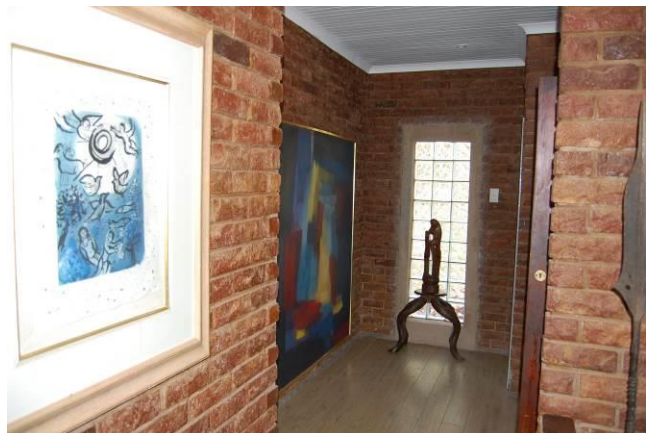
- 2.4 Ha Pastures/Grazing
- Electrical Fencing (1.2Ha)
- 2 Access Gates
- Borehole & Municipal Water
- Prepaid Electricity
- Swimming Pool
- 2 Carports
- 2 Garages (Automatic Doors & Storage Room)
- Horse Stable for 1 Horse



## Photos













The Office



Workshop



The Cottage



## Aerial View

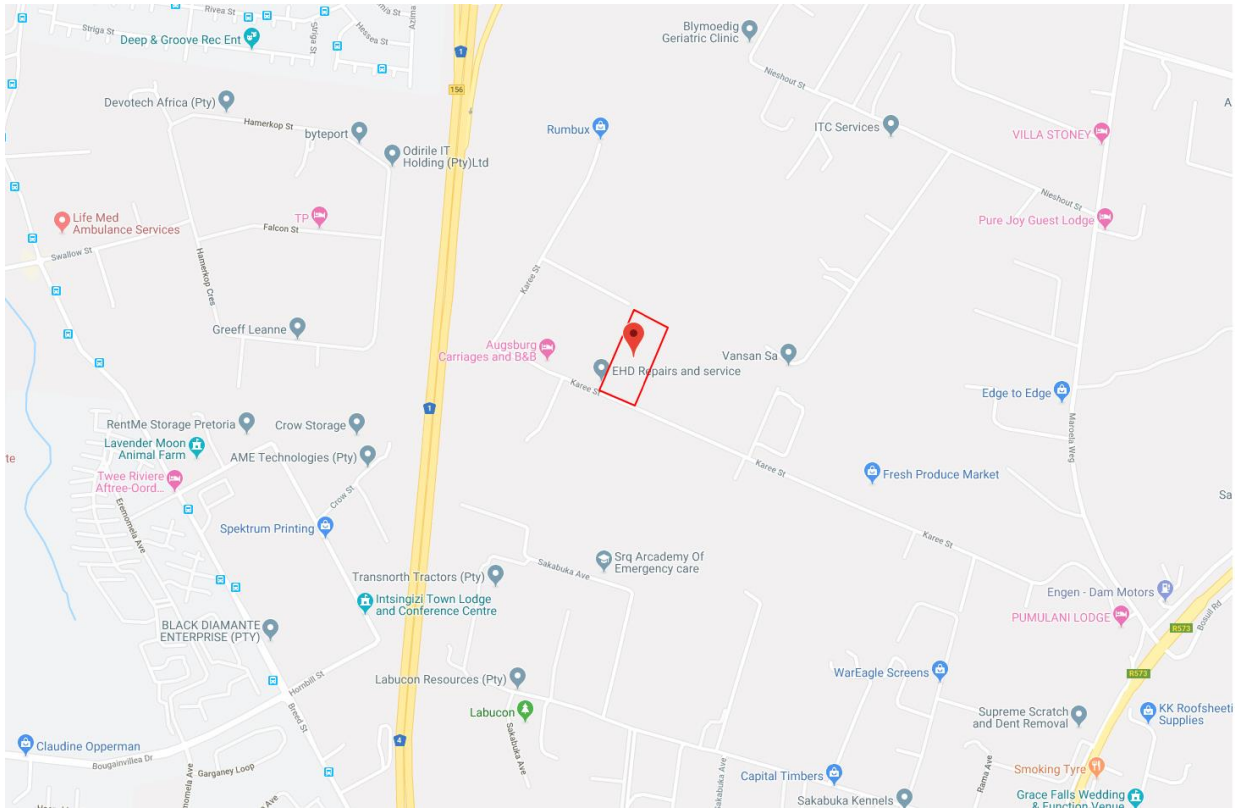


## Map



GPS Co-Ordinates 26°35'40.2"S 28°02'13.2"E  
-26.594500, 28.037000





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

## Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at [www.bideasy.co.za](http://www.bideasy.co.za) or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.