

# INFORMATION PACK

FOR

## 3 BEDROOM DUET IN MENLO PARK

32 3<sup>RD</sup> STREET, MENLO PARK, PRETORIA



**On Site Auction Date – Wednesday, 18 September 2019 @ 11:00**

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

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## Property Information

Title Deed Information –

**SS ERF 67 MENLO PARK (278/1), UNIT 1, MENLO PARK, 67, 1**

**Known As: 32 3<sup>rd</sup> Street, Menlo Park, Gauteng**

**Title Deed: ST43036/1993**

**Extent: 210.00 m<sup>2</sup>**

**Local Authority: CITY OF TSHWANE**

**Registration Division: JR**

**Province: GAUTENG**

**Registered Owner: MARTHA PRETORIUS (2903120012003)**

**VAT Status: The Seller is NOT Registered for VAT**

**Zoning: RESIDENTIAL**

## Property Information

Cozy 3 Bed Face Brick Duet situated in the heart of Menlo Park, Pretoria. There are 3 bedrooms, 2 bathrooms, a lounge and a dining room. The kitchen is open plan with a private scullery. There is a neat and private garden suitable for pets and a patio to enjoy the outside area, plus an outside room and bathroom. Also offering a double garage and excellent security!

This home is located close to all amenities like the University of Pretoria, primary and high schools, shopping centers and restaurants with easy access to the N1.

## This Property Offers:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Scullery
- Lounge
- Dining Room
- Foyer/Entrance Hall
- Double Garage
- Garden
- Security
- Outside Room & Bathroom



## Photos





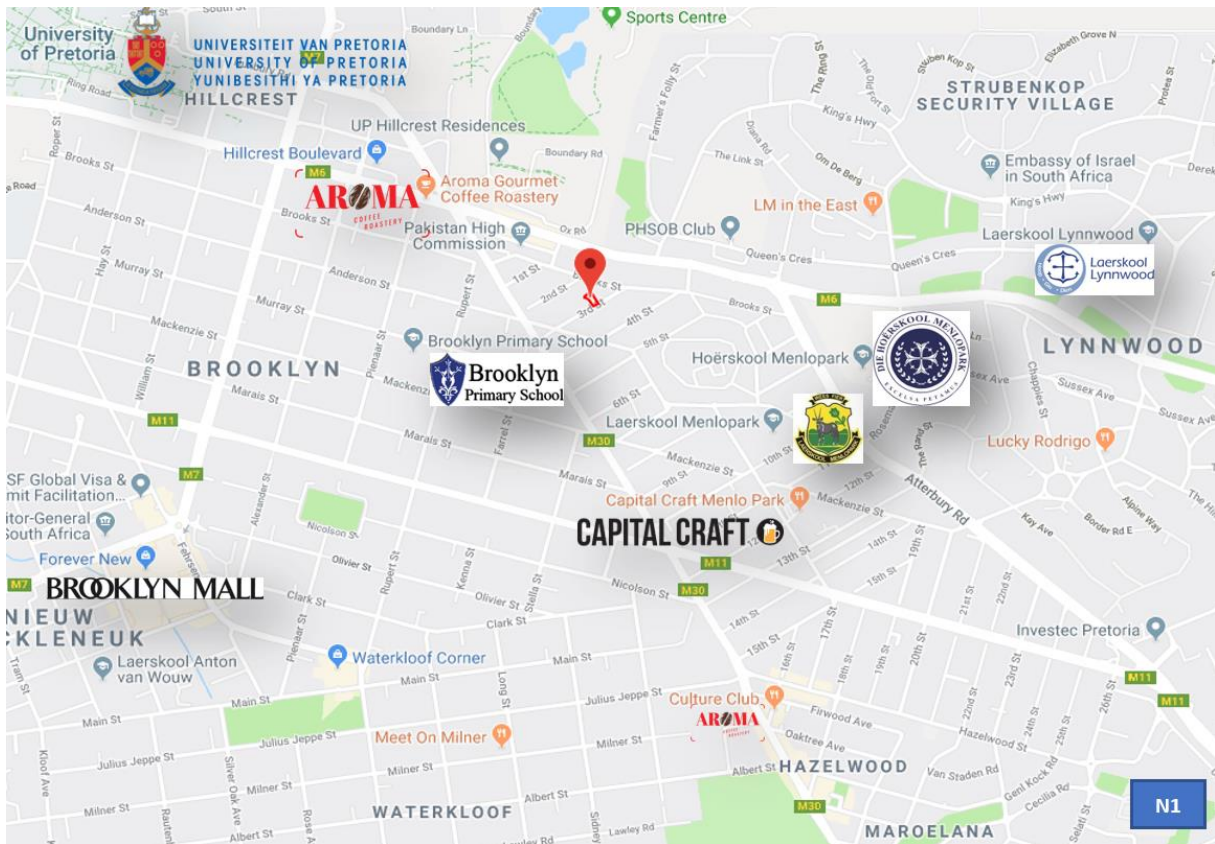




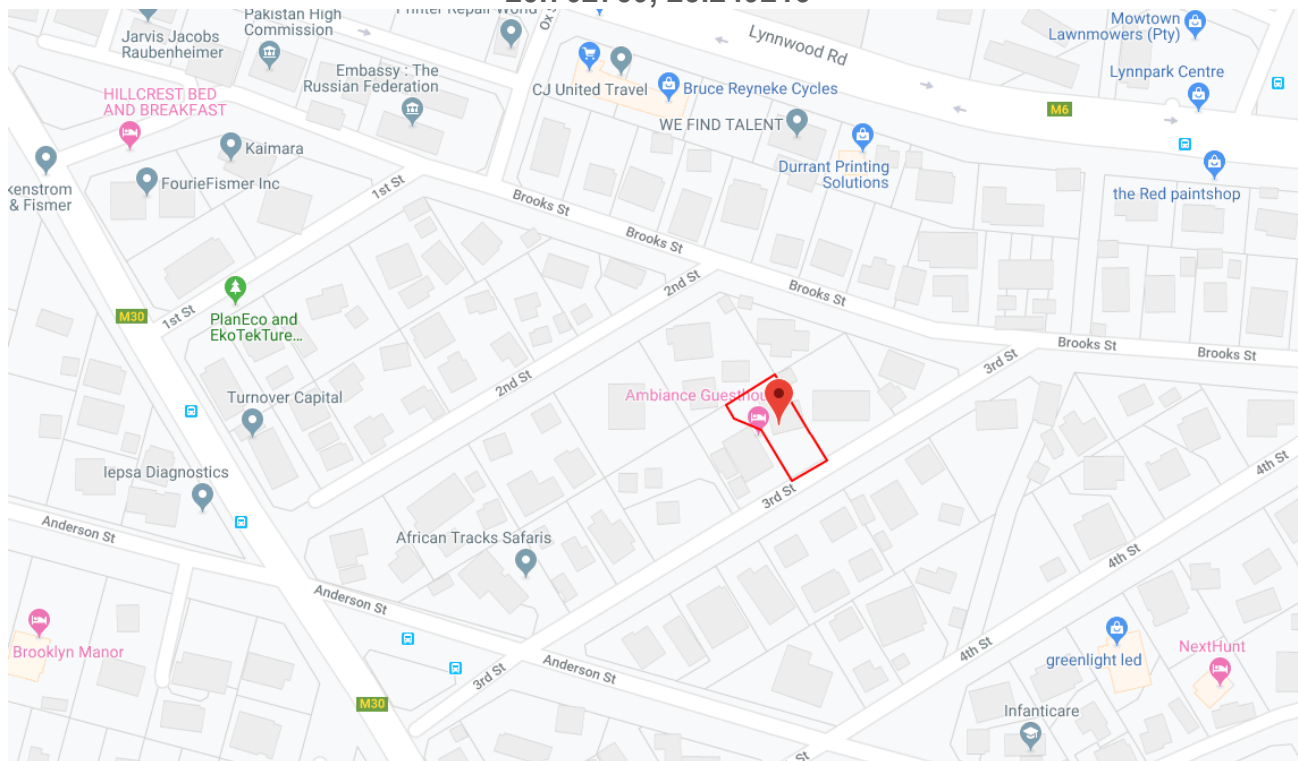




## Map

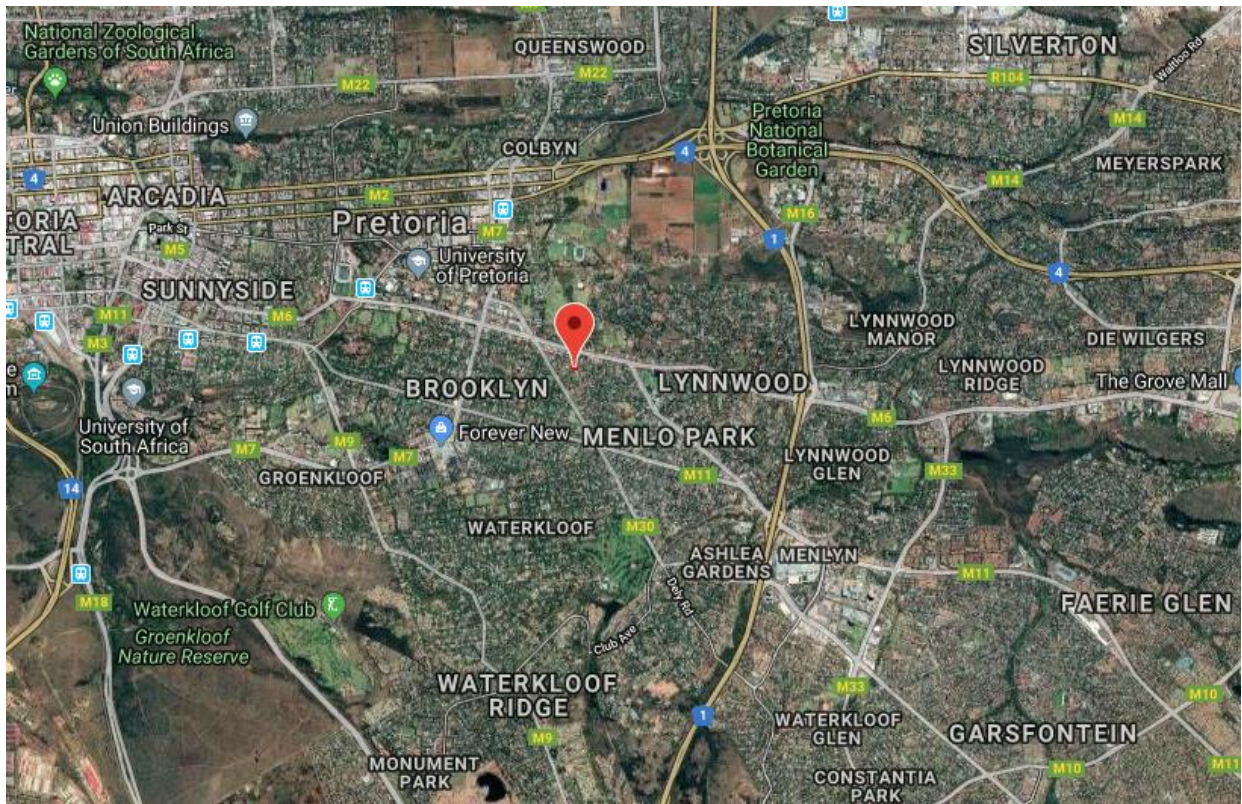


GPS Co-Ordinates 25°45'45.9"S 28°14'57.2"E  
-25.762759, 28.249213





## 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 Please Contact:**

**Pieter Nel**

**Cell: 084 8800 165**

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

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