

# INFORMATION PACK

FOR

## FAMILY HOME

## GROOTFONTEIN COUNTRY ESTATE

243 ROSANNE STREET, GROOTFONTEIN COUNTRY ESTATE, PRETORIA



**ON SITE AUCTION – Tuesday, 8 October 2019 @ 14h00**

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

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## Property Information

### Title Deed Information

#### **PORTION 243 OF THE FARM GROOTFONTEIN 394 – JR**

**Known As:** 243 Rosanne Street, Grootfontein Country Estate, Pretoria  
**Title Deed:** T20671/2012  
**Extent:** 1.0004 HA

**Local Authority:** KUNGWINI LOCAL MUNICIPALITY  
**Registration Division:** JR  
**Province:** GAUTENG  
**Registered Owner:** NEL ADOLF ADRIAAN JACOBUS (7810125079082)  
**VAT Status:** The seller is NOT Registered for VAT  
**Zoning:** Agricultural Holding

## Property Information

Thatch Home in Grootfontein Country Estate – 1.0004 HA land under irrigation and lawn from end to end. It boasts several large Pecan Nut trees with a well-established fruit tree garden, and a large irrigated vegetable tunnel. The home has a bushveld feel thatch roof with approved expansion plans for a 3<sup>rd</sup> and 4<sup>th</sup> bedroom.

The estate has closure plans, an approved in estate shopping centre, close to several high-end education facilities (schools) as well as the newly planned Afrikaans Private University. In addition, the approved R21/N4 link highway will soon start construction and will give quick access to all major routes. Low crime area in a friendly estate environment with horses in the street and kids on bikes.

## Property Description:

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Scullery
- Open Plan Dining Room
- Living Room
- Enclosed Braai Area
- Garden
- Carports
- Borehole
- Storage



Neighborhoods play an important role in home safety and personal happiness. If you live in a safe community, you're more likely to enjoy spending time outside gardening or watching your kids play.

A logo featuring a stylized sun rising over a landscape with red and green hills.

***Grootfontein / Country Estates***  
***Home Owners Association***



## Photo's







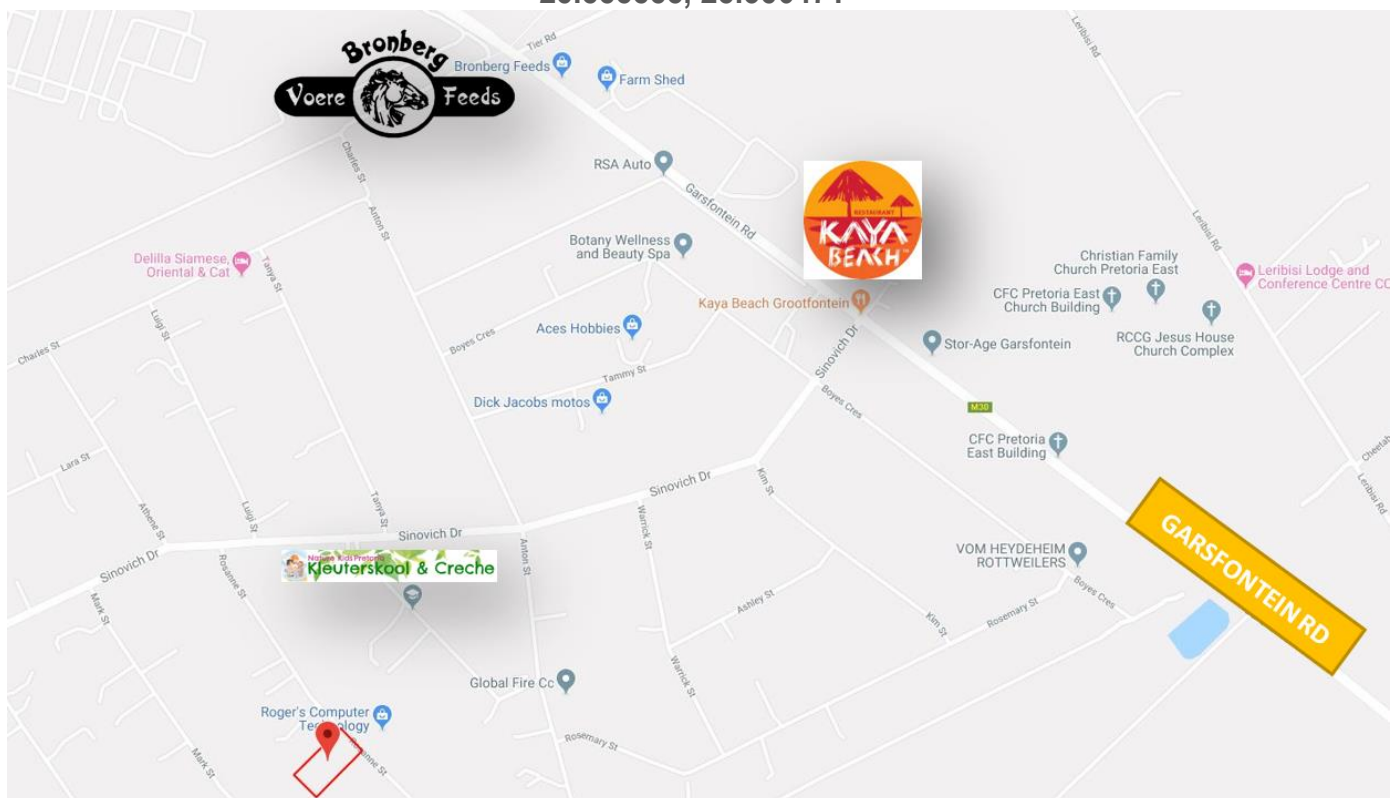




## Map



GPS Co-Ordinates 25°53'20.0"S 28°21'23.3"E  
-25.888888, 28.356471





## Aerial View



## CSG





## 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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