

# INFORMATION PACK

FOR

## 4 BEDROOM FAMILY HOME

90 MARIAN ROAD, LYNNWOOD GLEN, PRETORIA EAST



ON SITE AUCTION – Thursday, 3 October 2019 @ 11:00

Contact: Pieter Nel – 084 8800 165

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## Property Information

Title Deed Information –

**ERF 327/0, LYNNWOOD GLEN, PRETORIA – JR**

**Known As:** 90 Marian Road, Lynnwood Glen, Pretoria East

**Title Deed:** T34906/2007

**Extent:** 1983 m<sup>2</sup>

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

**Registration Division:** JR

**Province:** GAUTENG

**Registered Owner:** GEOFFREY HAMILTON BROWN (4101185095082)

**VAT Status:** The seller IS registered for VAT

**Zoning:** RESIDENTIAL

## Property Information

This 4-Bedroom Family Home is nestled in a beautiful treed garden. The perfect playground for children.

Best Address – quiet street in Lynnwood Glen, within walking distance from St Albans College and Varsity College and a stone's throw from Menlyn Maine, Menlyn Shopping Mall and Lynnwood Bridge.

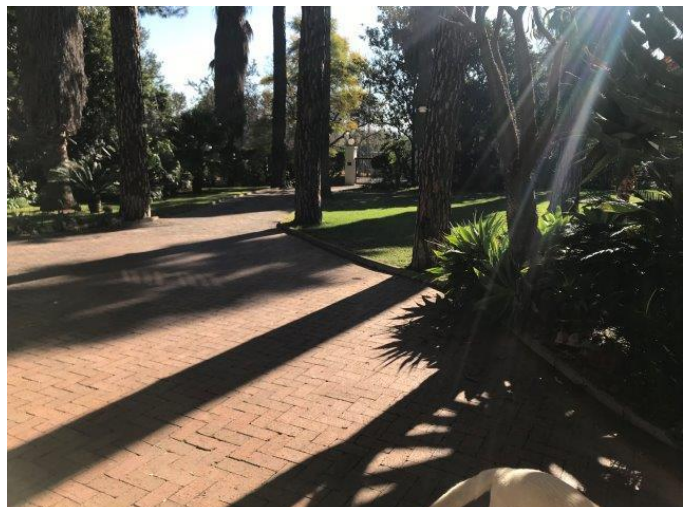
## Property Details:

- 4 Bedrooms (Main-en-suite)
- 2 Full Bathrooms
- Kitchen
- Lounge
- Dining Room
- Family Room
- Study
- Covered Patio
- Lapa and Braai Area
- Pool
- Double Garage
- 2 Staff Quarters

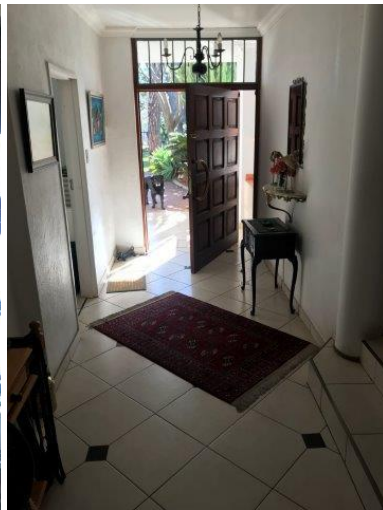
**Rates & Taxes – R1540.00**



## Photos



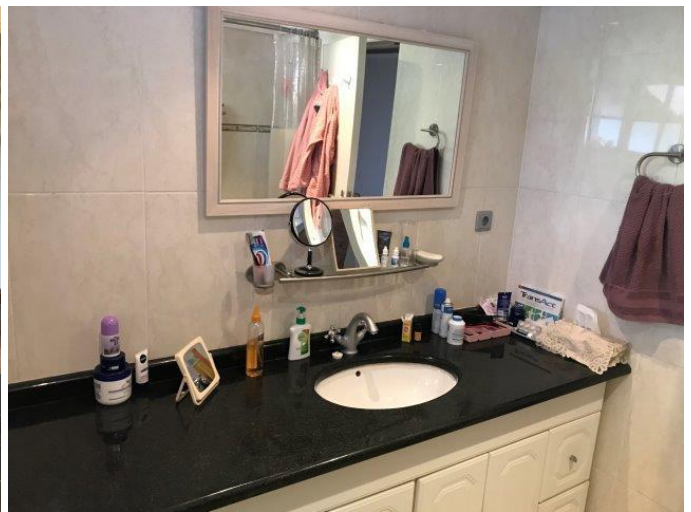




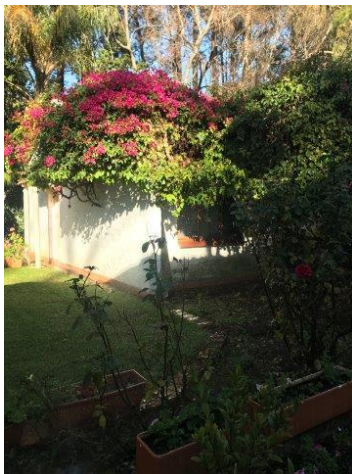
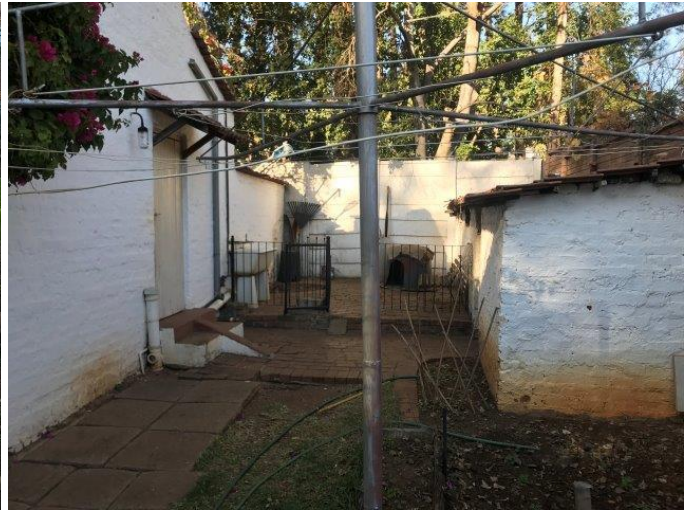




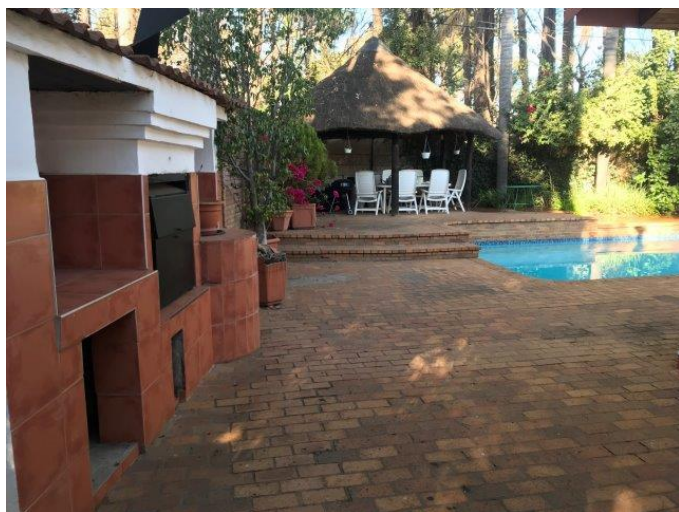
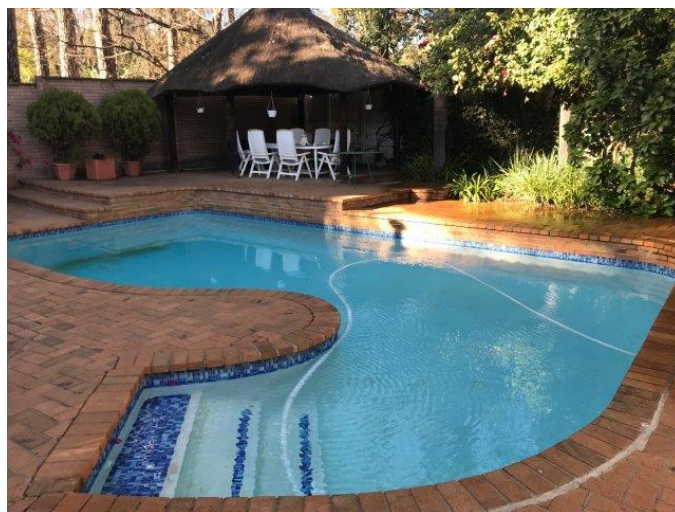














## Map



GPS Co-Ordinates 25°46'36.4"S 28°17'13.3"E  
-25.776771, 28.287038

## Aerial Shot







### 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

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