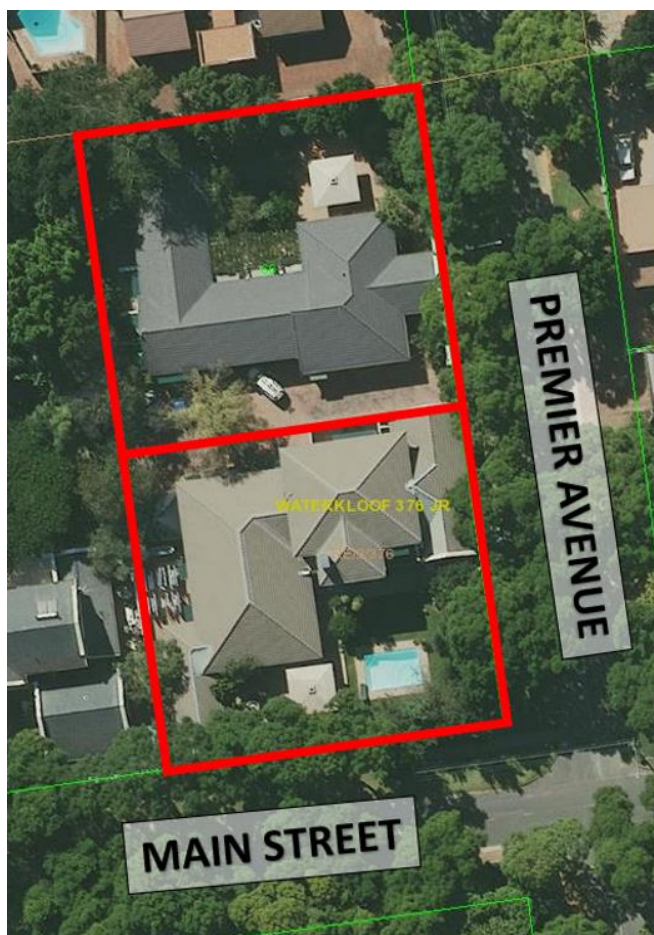


INFORMATION PACK

FOR

350 MAIN STR & 174 PREMIER AVE ADJOINING LUXURY PROPERTIES, WATERKLOOF



ON SITE AUCTION – Wednesday, 27 October @ 11h00
Pieter Nel | 084 8800 165 | pieter@bideasy.co.za
www.bideasy.co.za

Property Information

Title Deed Information –

ERF 66/0 (RE), WATERKLOOF, PRETORIA, GAUTENG – JR

Known As: 350 MAIN STREET, WATERKLOOF, PRETORIA

Title Deed: T15471/2018

Extent: 1276 m²

Zoning: RESIDENTIAL

ERF 66/1, PRETORIUSPARK EXT 6, PRETORIA

Known As: 174 PREMIER AVENUE, WATERKLOOF, PRETORIA

Title Deed: T45901/2018

Extent: 1276 m²

Zoning: SPECIAL (CONSENT USE)

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

2 ADJOINING PROPERTIES IN THE LEAFY SUBURB OF WATERKLOOF, PRETORIA

IDEAL FOR LONG TERM RENTALS / AIRBNB / CONTRACTORS / DIPLOMATS

Well established 4-Star graded accommodation in the old east of Pretoria. These 2 adjoining properties are 2552m² combined and offer exceptional accommodation set in beautifully treed gardens. The properties are well maintained and in excellent condition, fully furnished and equipped.

These properties will be offered collectively as a going concern, fully fitted and equipped.

Outstanding security with electric fencing, 24-hour camera surveillance and armed response.

Pretoria Country is less than 3km away. Closely situated between Brooklyn Mall and Menlyn Mall.

Rates & Taxes: R2479.50 (Main Street)

Rates & Taxes: R2740.50 (Premier Avenue)

The Main Street House Improvements:

3 LARGE SELF-CATERING APARTMENTS

- **Apartment 1:** 2 large bedrooms (both en-suite, one with bath and shower, other with shower)
Large fully equipped kitchen, small veranda overlooking fountain
- **Apartment 2:** 2 large bedrooms (both en-suite, one with bath and shower, other with shower)
Small open plan lounge and kitchenette, large veranda overlooking swimming pool and garden
- **Apartment 3:** 2 large bedrooms (both en-suite, one with bath and shower, other with shower)
Small open plan lounge and kitchenette, large veranda overlooking swimming pool and garden
– on second storey

Additional features:

1. 2 x Double garages (4 parking bays) with covered carports
2. Storeroom
3. Guard room with shower and toilet
4. 4,4kW grid-tie solar panel system (approx. 24 months old)
5. Wendy house/garden shed
6. Automatic sprinkler system with 6 zones linked to borehole
7. 70000L swimming pool with salt chlorinator
8. Domestic room with private bathroom
9. Staff room with kitchen
10. Laundry room
11. 8 x 49kg bottle gas reticulation system for room heaters, gas geysers, 2xbuilt in gas braais and gas stoves
12. Newly fitted open plan designer kitchen, WIFI lounge and breakfast area, outside entertainment area, separate scullery and guest toilet
13. Secure Parking
14. Airconditioning throughout
15. Swimming Pool



Premier Street House Improvements

8 EN-SUITE ROOMS:

- 1 Single room with shower, basin and toilet
- 3 Double rooms with fans (2 with showers, basins and toilets and 1 with bath, basin and toilet)
- 3 Double rooms with air-conditioning (2 with showers, basins and toilets and 1 with bath, shower, basin and toilet)
- 1 Double room with air-conditioning (shower, basin and toilet) with small open lounge and kitchenette)

All rooms have open access to the garden, and a veranda with a small garden set.

The configuration of the rooms and social areas within the house can be altered with minimal adjustments.

Additional features:

1. 3.75kW grid-tie solar panel system (approx. 24 months old)
2. Borehole with 5000L water storage capacity and pressure pump for sprinkler system
3. Automatic programmable sprinkler system with 6 zones
4. Electric fence linked to security service armed response
5. 8 Open parking bays
6. Centralized 6x49kg bottle Gas reticulation system including room heaters, gas geysers, stove and centralized heating in dining area
7. Fully equipped kitchen and bar with bar fridges
8. Main reception area with private office, guest toilet and storeroom
9. 100Mbps Fibre internet connection and WIFI throughout
10. Koi pond with 2xsand filter system and fluorescent tube algae control, variable speed pump and timer
11. 4x4m Canobrella outside breakfast serving area



POTENTIAL INCOME:

	Rent p/m
Apartment 1	R35 000.00
Apartment 2	R35 000.00
Apartment 3	R35 000.00
Guesthouse x 8 Rooms	R9 000.00 x 8 = R72 000.00

**R177 000.00 p/m
RENTAL INCOME**

AERIAL LAYOUT



Photos







ZONING



Economic Development and Spatial Planning

Room 1-010 I Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7988
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE\BerniceS

Date 2021/03/25

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 072600096

ZONING KEY: 072600096

SPLIT ZONING: NULL

PROPERTY DESCRIPTION: Erf 96 WATERKLOOF GLEN (357 ROSLYN AVENUE)

The following zoning information must be read with the **Clauses and Schedules of the Tshwane Town-Planning Scheme, 2008 (Revised 2014)**.

A, USE ZONE 28 : SPECIAL

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERRECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERRECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERRECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
In terms of Annexure T	In terms of Annexure T	In terms of Annexure T
B ANNEXURE T	9456.pdf	
C MINIMUM ERF SIZE	NULL	
D UNITS PER HA	NULL	
E COVERAGE	Annexure T, subject to Clause 27	
F FLOOR AREA RATIO	Annexure T, subject to Clause 25	
G HEIGHT	Annexure T, subject to Clause 26	
H DENSITY	Annexure T	
I CONSENT USE	NULL	
	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.	
J BUILDING LINES	Streets : Subject to Annexure T (9456.pdf) Other : Subject to Annexure T (9456.pdf)	
K SCHEDULE 5	NULL	
L ATTACHED DOCUMENTS	9456.pdf, Schedule 1-P38	

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 4 and 5, relevant SG diagrams should be obtained for proper interpretation.

Kind regards

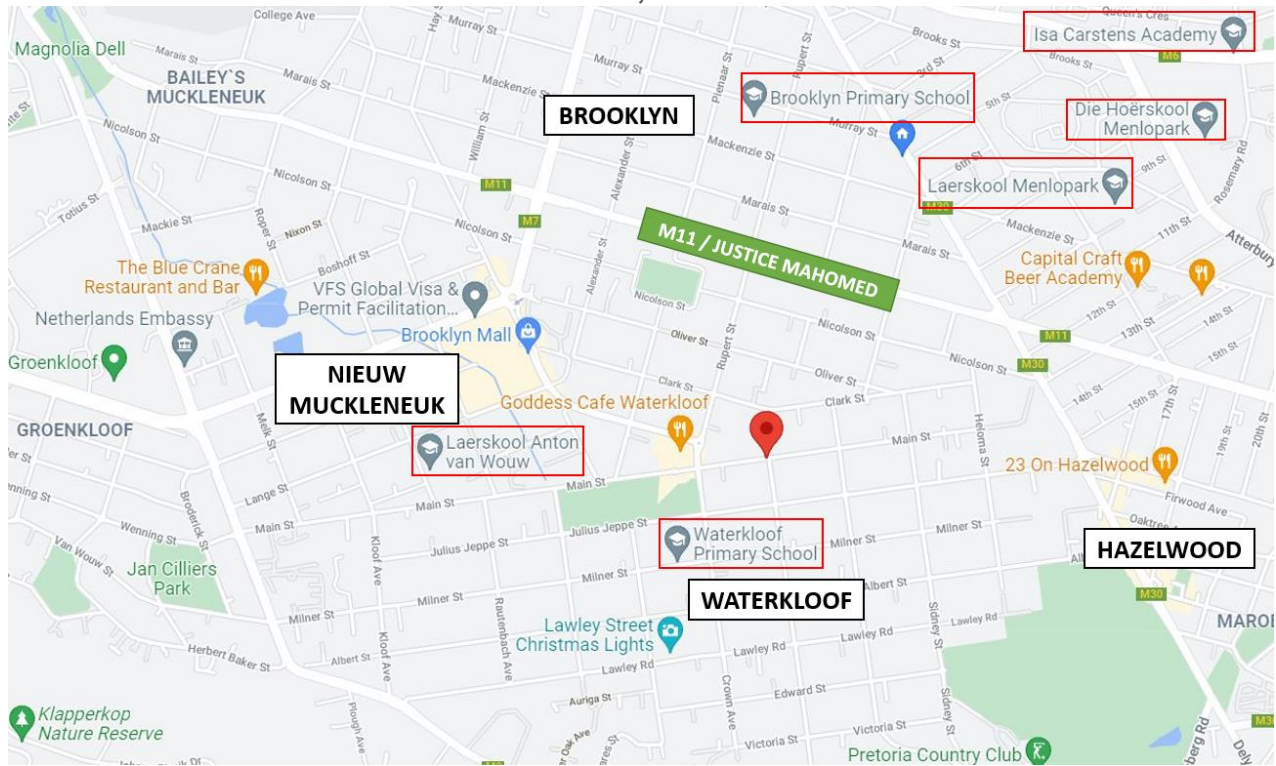
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f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

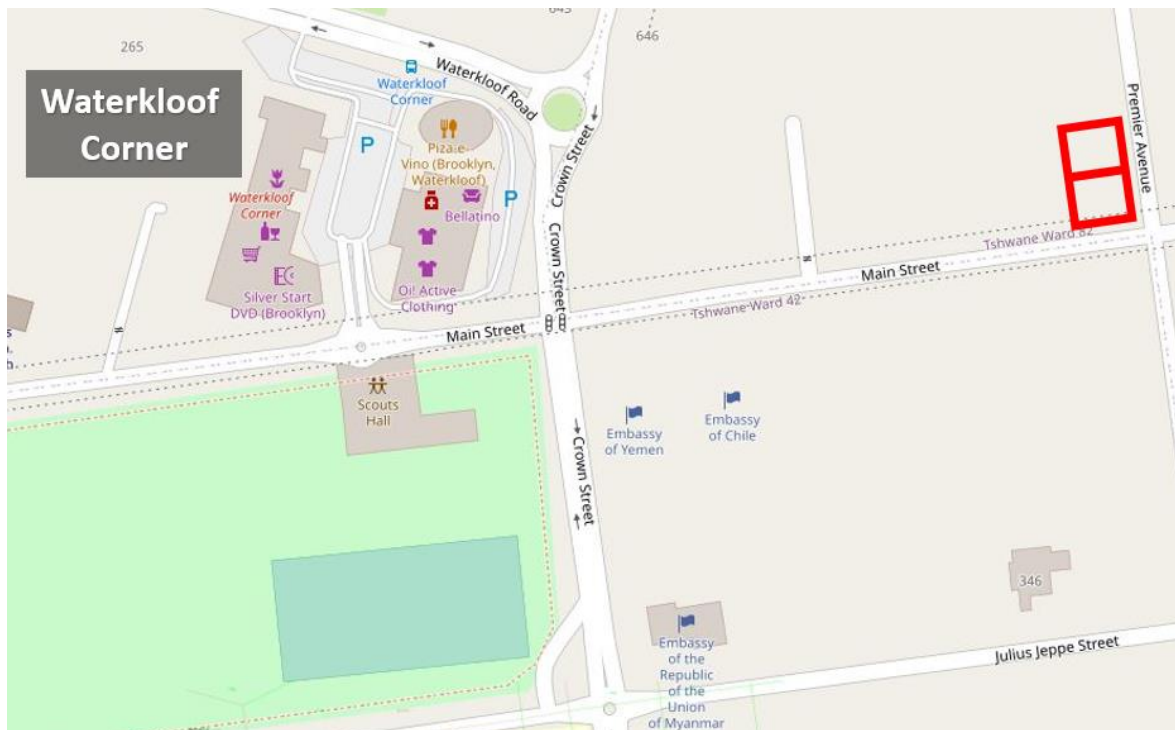
Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukise wa Ikonomi na Vupulani bya Ndhawo • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

Map

GPS Co-Ordinates 25°49'11.8"S 28°18'42.7"E
-25.819932, 28.311854



CSG



Terms & Conditions

Bidders need to FICA when pre-registering to bid. On request, we will forward the registration form with FICA requirements.

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.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

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