

INFORMATION PACK

FOR

UPMARKET 6 BED MANSION WATERKLOOF

350 MAIN STREET, WATERKLOOF, PRETORIA



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

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Information

6 Bedroom mansion situated in the upmarket suburb of Waterkloof, Pretoria. Pretoria Country (PCC) is less than 3km away. Closely situated between Brooklyn Mall and Menlyn Mall.

Absolutely breath-taking home divided into 3 private apartments offering 2 bedrooms, 2 bathrooms, own kitchen, and a veranda each. The communal area offers another main kitchen, relaxing living area and large veranda.

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

2 x Double garages, guard house, storeroom, and a Wendy house.

There is also a domestic room with private bathroom.

Rates & Taxes R2479.50 (Main Street)

POTENTIAL INCOME:

	Rent p/m	R105 000.00 p/m RENTAL INCOME
Apartment 1	R35 000.00	
Apartment 2	R35 000.00	
Apartment 3	R35 000.00	

Property Details:

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:

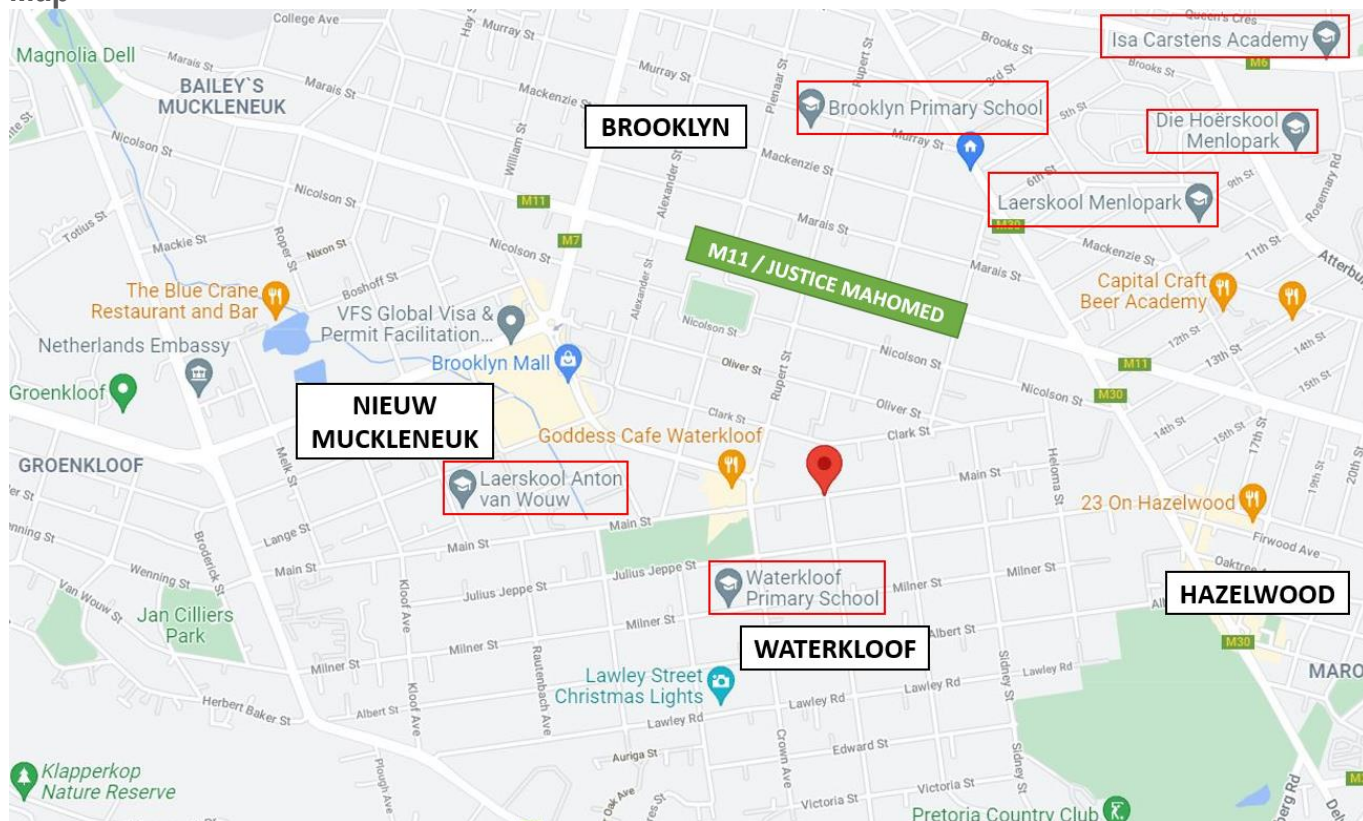
1. 2 x Double garages (4 parking bays) with covered carports
2. Storeroom
3. Guard room with shower and toilet
4. 4,4kW grid-tie solar panel system (approx. 24 months old)
5. Wendy house/garden shed
6. Automatic sprinkler system with 6 zones linked to borehole
7. 70000L swimming pool with salt chlorinator
8. Domestic room with private bathroom
9. Staff kitchen and ironing room
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



Photos



Map



GPS Co-Ordinates 25°46'28.9"S 28°14'36.5"E
-25.774694, 28.243477

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:

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Disclaimer

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