

# INFORMATION PACK

FOR

## 8 BEDROOMS LONG-TERM RENTAL

174 PREMIER AVENUE, WATERKLOOF



ON SITE AUCTION – Wednesday, 27 October @ 11h00  
Pieter Nel | 084 8800 165 | [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)  
[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

### Title Deed Information –

**ERF 66/1, PRETORIUSPARK EXT 6, PRETORIA**

**Known As: 174 PREMIER AVENUE, WATERKLOOF, PRETORIA**

**Title Deed: T45901/2018**

**Extent: 1276 m<sup>2</sup>**

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

**Registration Division: JR**

**Province: GAUTENG**

**VAT Status: The seller is NOT registered for VAT**

**Zoning: SPECIAL**

## LONG TERM RENTALS / AIRBNB / CONTRACTORS / DIPLOMATS

Well-established 4-Star graded accommodation in the old east of Pretoria. Offering exceptional accommodation set in beautifully treed gardens. The property is well maintained and in excellent condition, fully furnished and equipped.

This property will be offered 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: R2740.50 (Premier Avenue)

### Current Tenants and Lease Agreements:

	Rent p/m	Lease Agreement
Guesthouse	R9 000.00	Permanent
Guesthouse	R25 000.00	December & January

### Potential Income:

Guesthouse x 8 Rooms @ ±R9 000.00 = **R72 000.00 Rental Income p/m**

## 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





## Photos





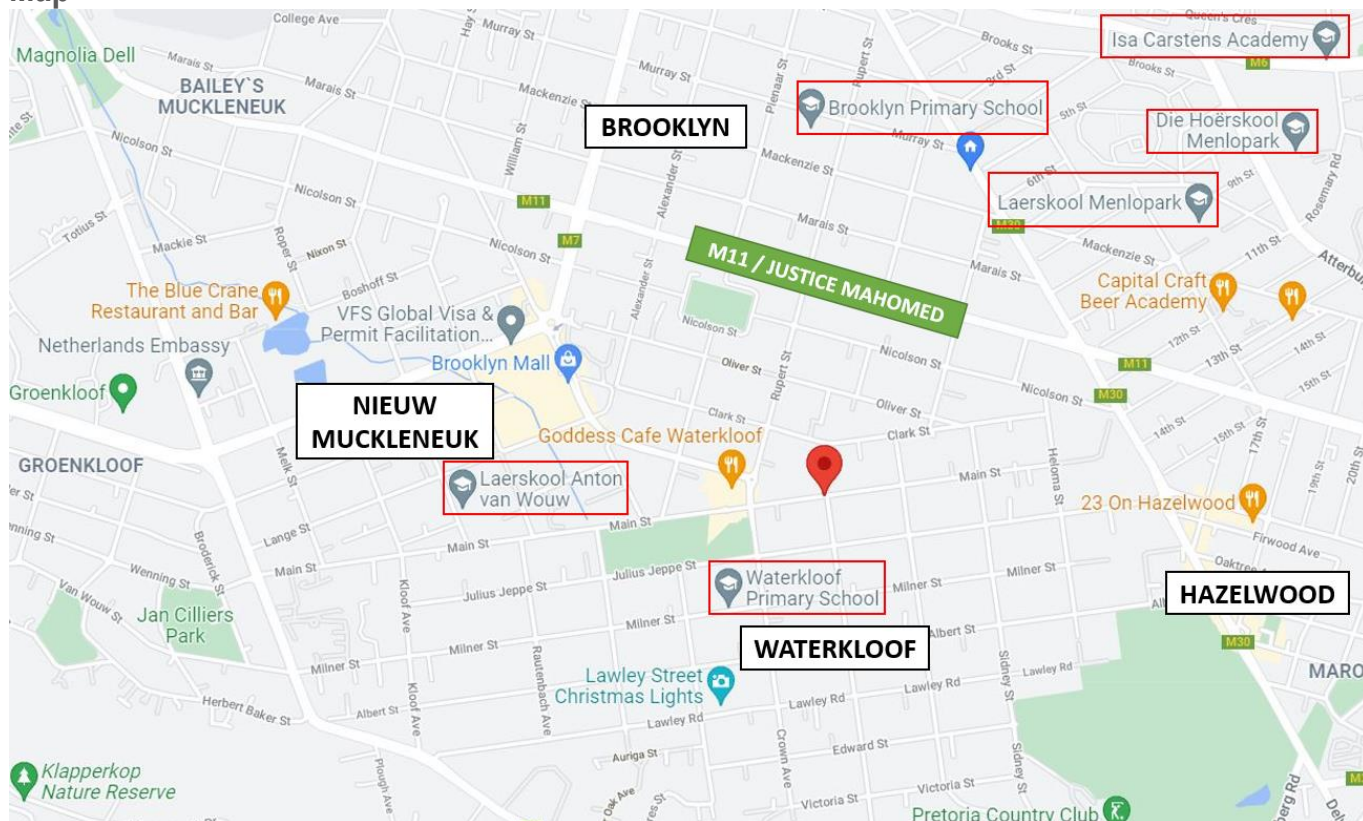




Aerial



## 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:**

**Pieter Nel**

**084 8800 165**

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

## Disclaimer

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