

# INFORMATION PACK

FOR

PRETORIA EAST - LARGE 4 BEDROOM FAMILY HOME

743 LOUIS-JOHN STREET, MORELETA PARK, PRETORIA



On Site Auction Date – Wednesday, 6 March 2019 @ 11h00

Contact: 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 2236 MORELETAPARK EXT 19**

**Known As: 743 Louis-John Street, Moreletapark**

**Title Deed: T94377/2012**

**Extent: 1548.0000sqm**

**Local Authority: City Of Tshwane Metropolitan Municipality**

**Registration Division: JR**

**Province: Gauteng**

**Registered Owner: Duane Strampe (ID 7711155051084)**

**VAT Status: The seller is not Registered for VAT**

**Zoning: "Residential"**

## Property Information

Large and Stunning 4 Bedroom Home in the East of Pretoria. The home the home is set in a beautiful garden and it private and secure.

### **URGENT SALE – THE SELLER HAS ALREADY EMIGRATED!**

There is easy access to the N1 highway, and the property is close to major shopping malls, hospitals, schools, etc.

The main Bedroom offers a full En-suite bathroom, as well as a walk-in closet, and opens to the gardens and swimming pool.

4 Bedrooms (main-en-suite)

2 Bathrooms

Large open Entrance Hall

2 Living Areas

Beautiful Open Plan Kitchen

Scullery

Pantry

Laundry

Study

Walk In Safe

3 Fireplaces

Entertainment area with patio with built-in braai

Pool

Servant Quarters with Toilet, Bath and Basin

Double Garage & Ample Parking for Guests

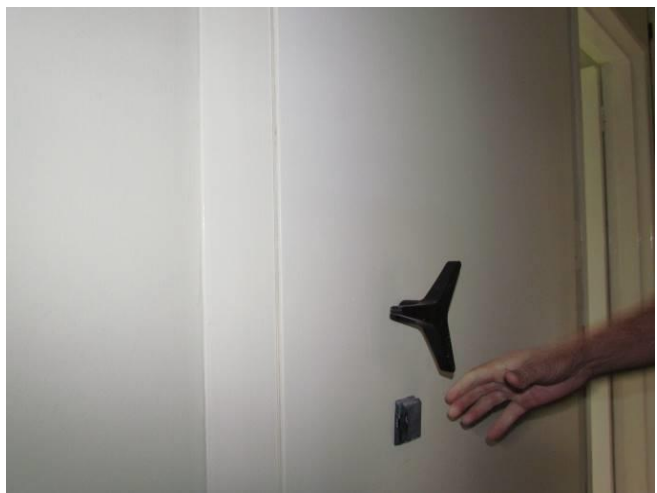
Landscaped garden with irrigation system

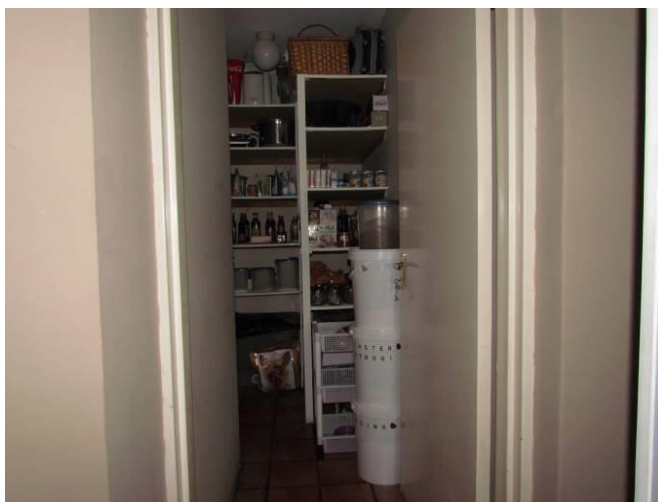
LAN Network points in all rooms

## Photos







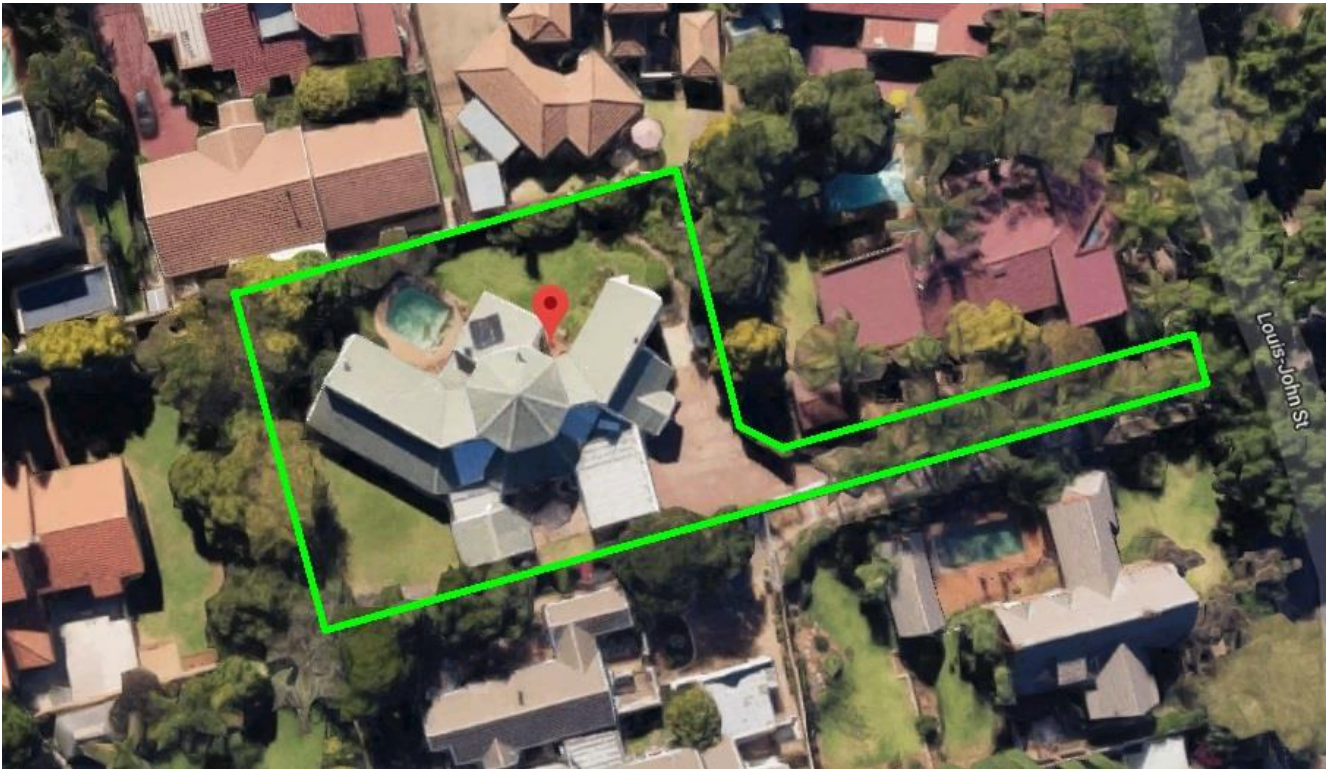








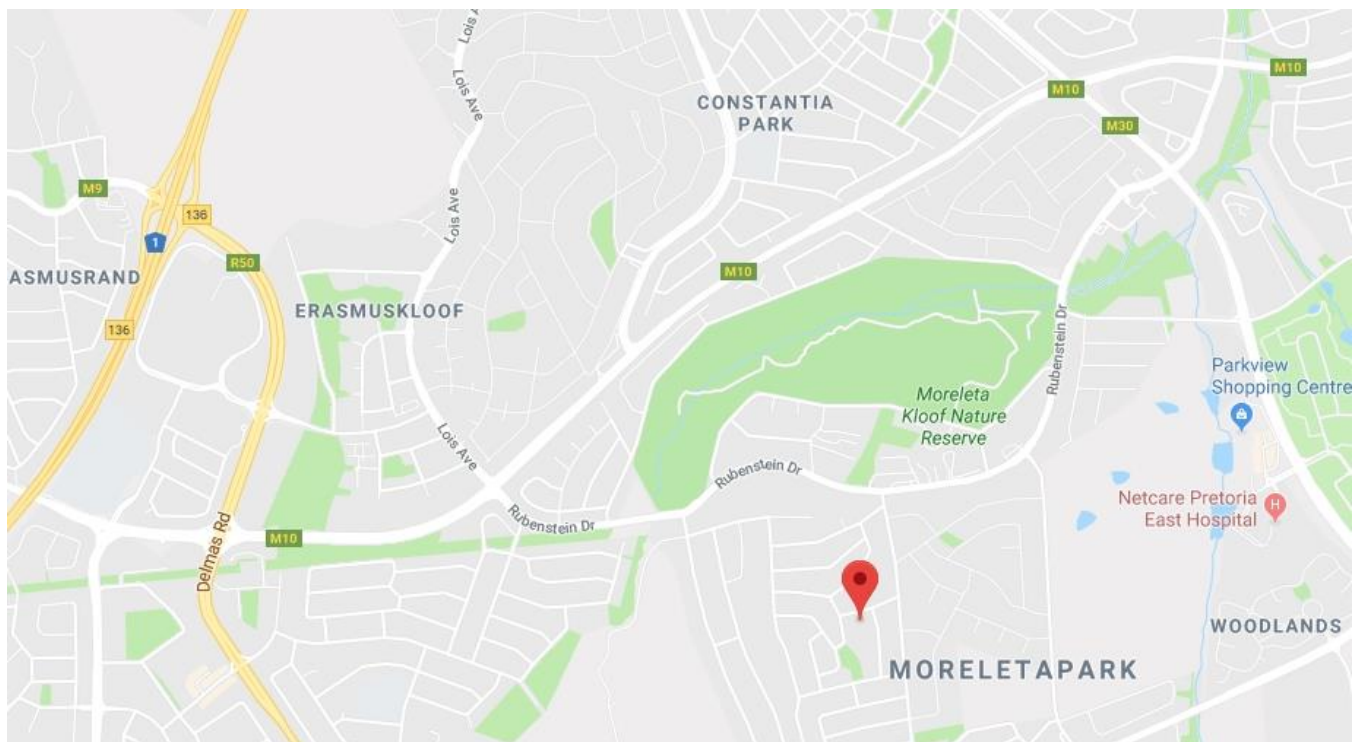
## Aerial View



## GIS



## Map



GPS Co-Ordinates 25°49'28.9"S 28°17'14.1"E  
-25.824701, 28.287253



## 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.

The Purchaser must supply the COC.

45 Days for Guarantees.

**For more information, please contact:**

**Pieter Nel**

**Cell: 084 8800 165**

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

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