

# INFORMATION PACK

FOR

## MODERN DOUBLE STORY FAMILY HOME IN WATERBERRY COUNTRY ESTATE

WATERBERRY ESTATE, 60 ALOE ROAD, BENDOR EXT 91,  
POLOKWANE, LIMPOPO



On Site Auction Date – Friday, 26 April 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

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## Property Information

### Title Deed Information

**ERF 4633 BENDOR EXT 91**

**Known As: Waterberry Estate, 60 Aloe Road, Bendor Ext 91, Polokwane, Limpopo**

**Title Deed: T44027/2012**

**Extent: 770.000SQM**

**Local Authority: Polokwane Local Municipality**

**Registration Division: LS**

**Province: LIMPOPO**

**Registered Owner: AIFHELI KENETH RATSHISUSU (ID: 7805105424084)**

**VAT Status: The seller IS NOT Registered for VAT**

**Zoning: Residential**

## Property Information

### **\*\* MODERN DOUBLE STORY 4 BED FAMILY HOME IN WATERBERRY COUNTRY ESTATE \*\***

This Family Home is in a proximity to the Mall of the North and all major transport routes. The house is tiled in the living areas and the bedrooms have laminated floors. The Entrance hall leads to a separate lounge and open plan living area.

The Family room opens with sliding doors to the garden and patio with a built in braai overlooking the swimming pool. The Kitchen has modern cupboards with a pantry and separate scullery with ample cupboards.

Guest Bedroom is downstairs with an en-suite bathroom. Upstairs has a pajama lounge with a built in fire place and views over surrounding area. The 3 Bedrooms are all-en-suite with their own individual balconies.

### **This Property Offers**

- 4 Bedrooms
- 4 Bathrooms
- Guest Toilet
- Modern Kitchen
- Pantry
- Scullery
- Dining Room
- Family room
- Pajama Lounge
- Servant Quarters
- Patio with Built in Braai
- Swimming Pool
- Garden
- Fire Place
- 2 x Double Garages



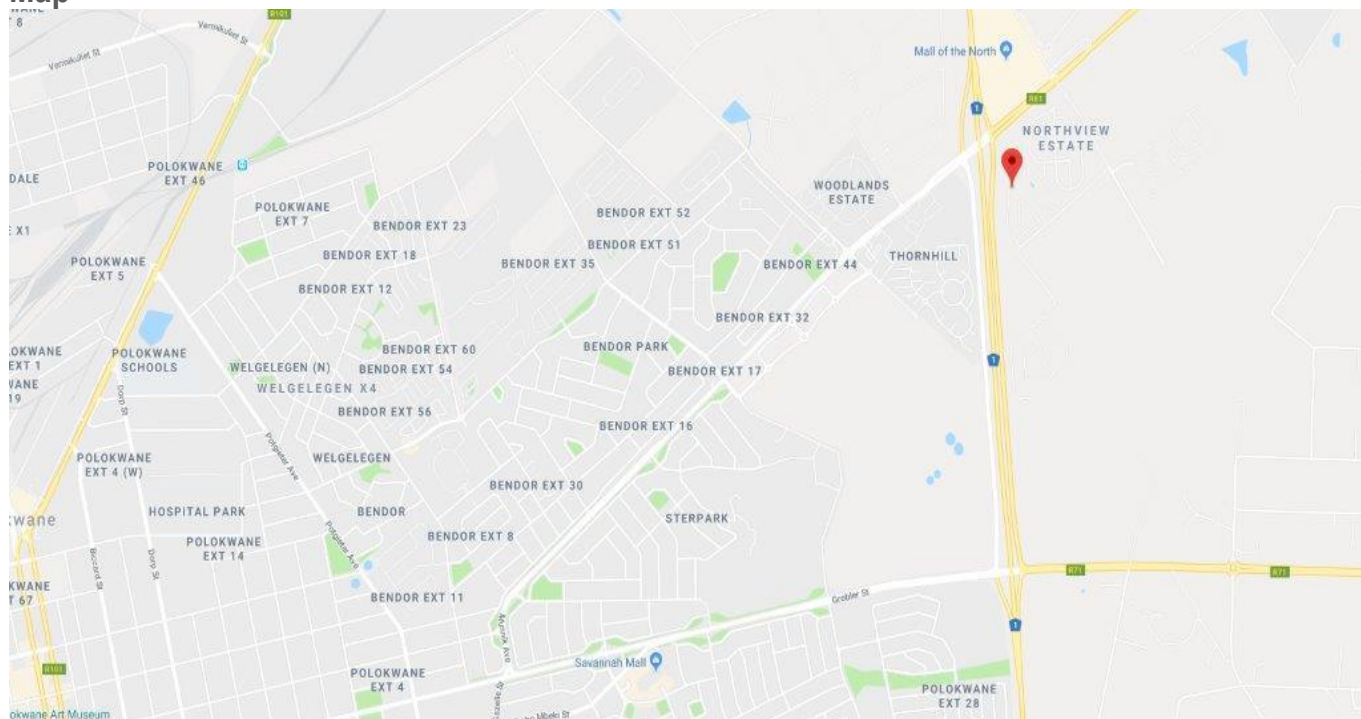
## Photo's







## Map

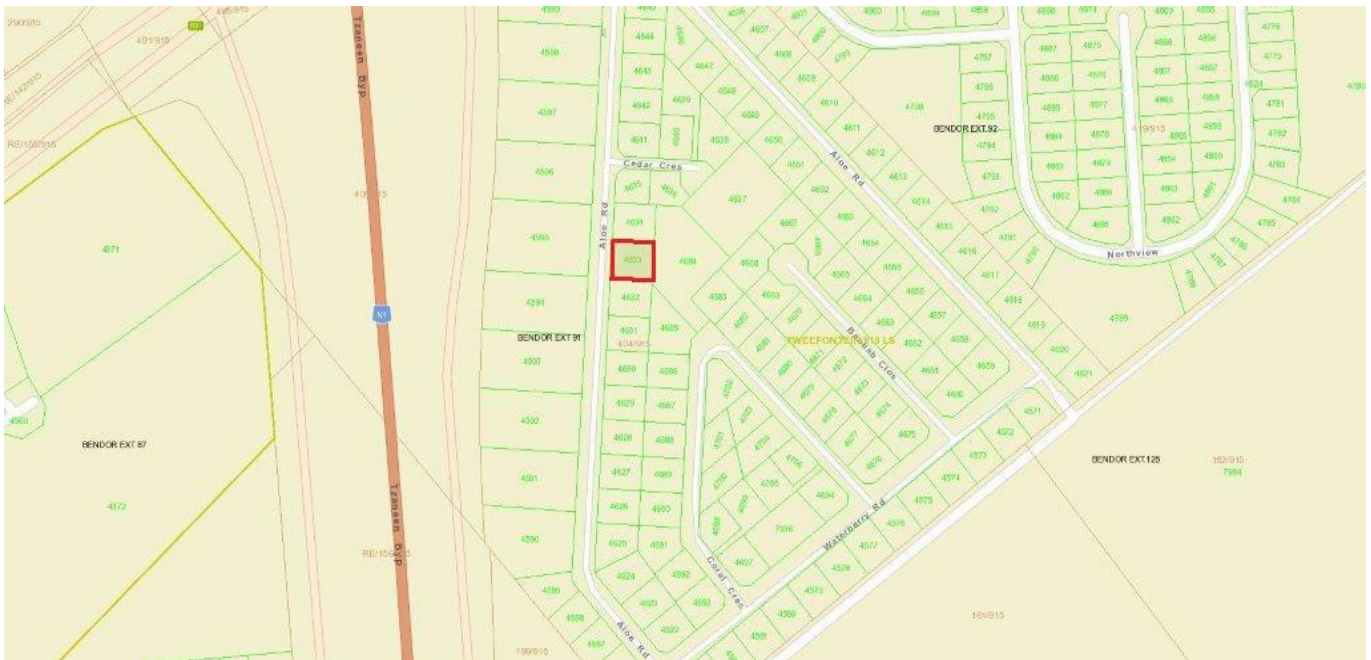


GPS Co-Ordinates 23°52'47.6"S 29°30'34.8"E  
-23.879879, 29.509662

## Aerial View



## GIS





## 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, please contact:**

**Pieter Nel**

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

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