

Bidders Pack

**± 360 m² Coastal Property
Hibberdene**

Client Instruction

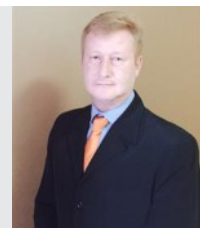
Erf nr: 79 Portion 0

06 - 15 August 2018

Public Online Auction



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Auction Rules & Regulations available on our website: www.sagrouponline.co.za



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1 • Auction Conditions

1. R5000.00 Registration Deposit to partake in the auction.
2. Fica compliance compulsory for registration: ID document & proof of residence.
3. Auction not subject to finance.
4. 10% Deposit with fall of the hammer.
5. 14 Days confirmation period.
6. Guarantee's must be provided 45 days after confirmation.
7. Buyers commission of 5% excl VAT on highest bid price will be levied.
8. Please refer to our Auction contract.

2 • Registration Requirements

- ID
- Proof of residence
- In case of company: Company registration documents

3 • Banking Details - Deposit & Payment

Clear Creek Trading 66 (Pty) Ltd t/a SA Auction

Absa: Trust Account

Account Number: 407 473 0267

Branch Code: 632005

Branch: Brandwag

Ref: (Registration Name)

Viewing: Per appointment or on the day of auction

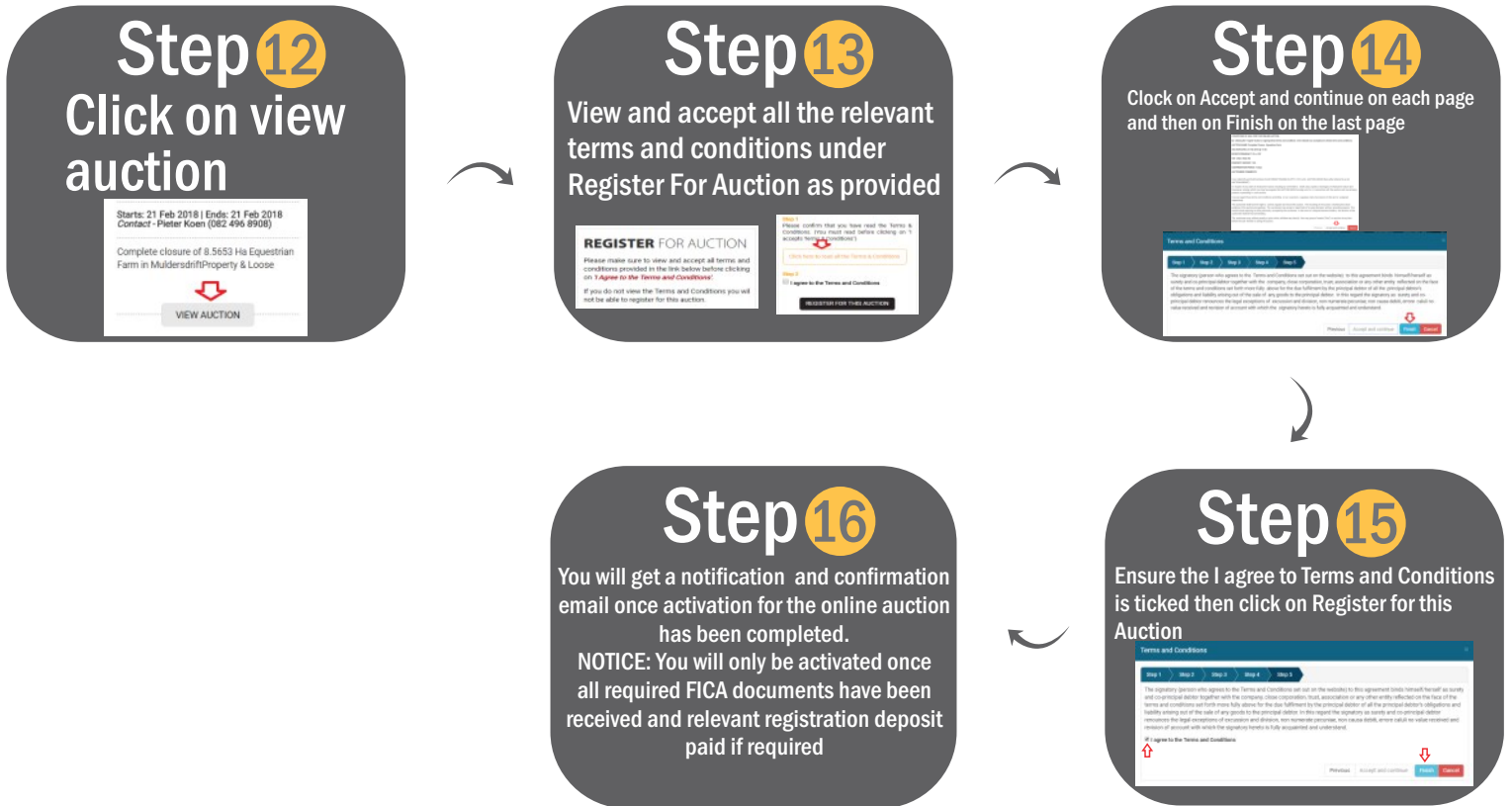
DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither SA Group, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of SA Group or the Seller/s or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.sagrouponline.co.za or at Portion 842, Farm Doornkloof 391, R21 South, Nelmapius, Pretoria

Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or entity

HOW TO REGISTER ON OUR WEBSITE



HOW TO ACTIVATE TO BID ONLINE



5 • Photo Gallery

Exterior View



Exterior View



Exterior View



Exterior View



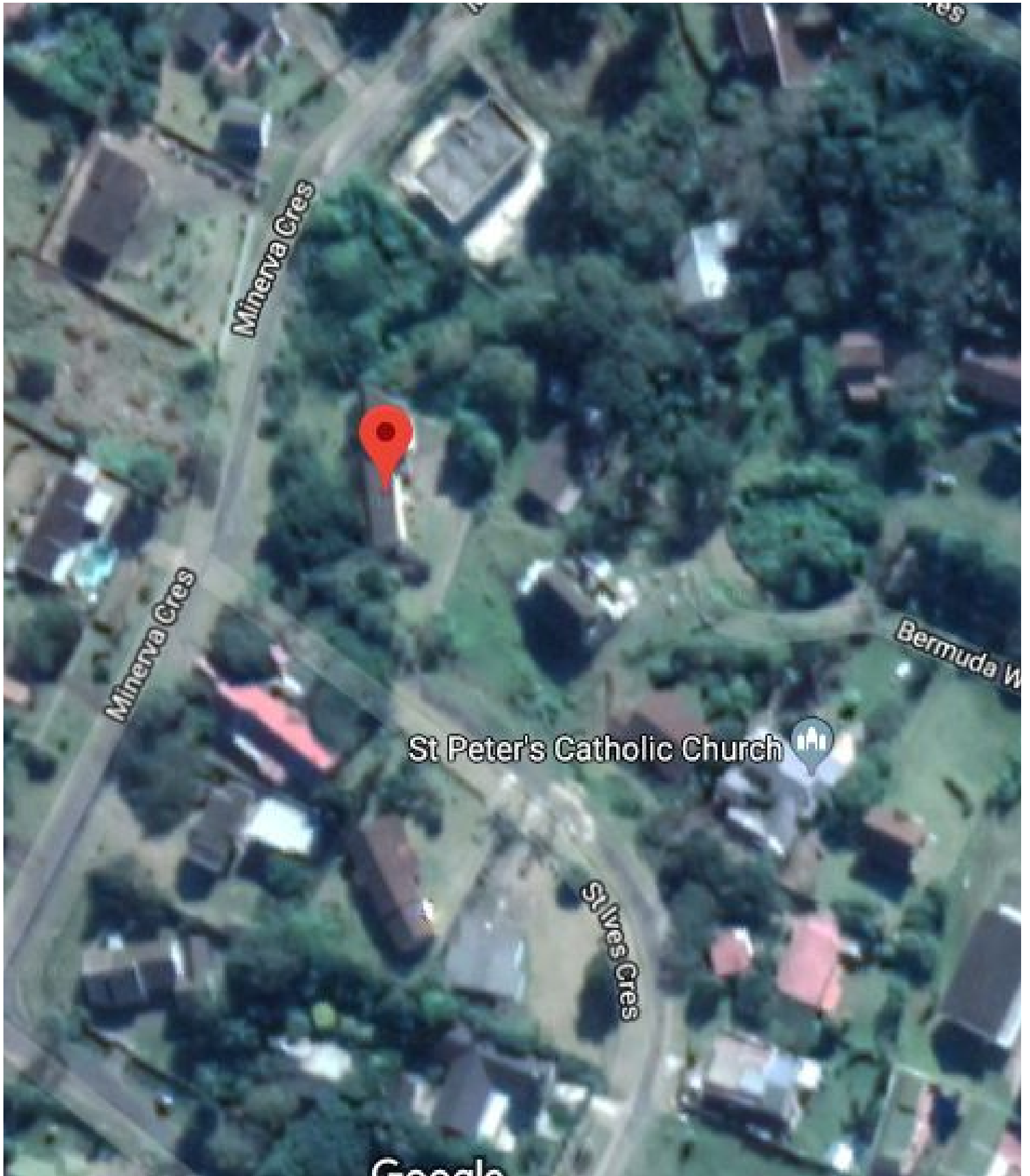
Exterior View



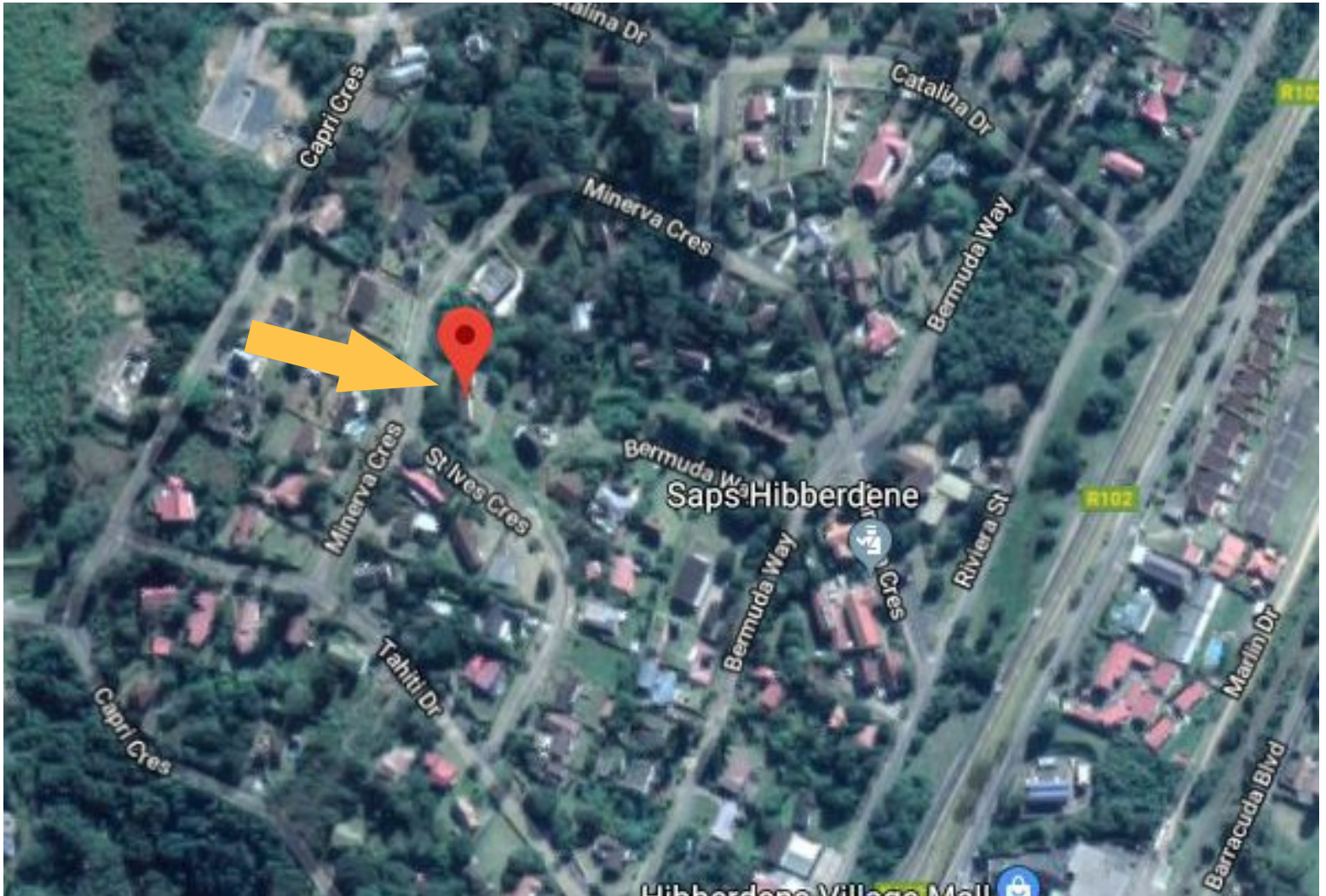
Exterior View



6 • Aerial View



7 • Locality Map



Hibberdene is a small coastal town on the KwaZulu-Natal south coast in South Africa. It was named after C. Maxwell-Hibberd, the former postmaster-general of Natal. Hibberdene is considered the gateway to the Hibiscus Coast, a seaside town situated 97 km south of Durban, halfway between Scottburgh and Margate.

Hibberdene has become a popular holiday destination with local and foreign tourists. It is known as an affordable destination and for its beaches. Hibberdene has five popular beaches, four of which are netted and thus are safe for swimming. Hibberdene's beaches are popular because of the warm Indian Ocean flowing across its shoreline, making diving, snorkelling and scuba diving very pleasant.

Hibberdene serves as a shopping centre for the small settlements and countryside surrounding it. There are plans of establishing a small craft marina in Hibberdene. A twice daily shuttle bus stops in Hibberdene connecting the town with Margate, Port Shepstone, Durban and King Shaka International Airport. Hibberdene is located near the mouth of the Umzimai or Mzimayi River on the northwesterly line.

8 • Property Information

Property Type:	Erf
Erf Number:	79
Portion Number:	0
Area:	Hibberdene
Province:	Kwazulu Natal
Registered Erf Size:	1538 m ²
Improvement Size:	360 m ²
Title Deed Number:	T28412/2008
GPS Co-Ordinates:	-30.576728 / 30.568438
Zoning:	Residential

9 • Property Description

±360 m² Coastal Property - Hibberdene

Inside:
 2 x Balconies (1 facing land, 1 facing sea), study / open room, open plan Lounge / Dining room, Kitchen with built-in cupboards, stove, scullery, bathroom, separate toilet, linen room, bedroom 1 with built-in cupboards, bedroom 2 with built-in cupboards, main bedroom with on-suite bathroom, dressing area, family room bedroom 4 on ground level with separate entrance, that can easily be converted into a granny flat.

Outside:

Electric remote gate, fully galvanised devilsfork fence, electric fence, paved entrance way, parking area, double garage with more open space area and a family room with a sliding door.

Erf Size: 1538 m²

Electrical cert. responsibility: Seller

Succeed with



Have assets to Sell?

Send us an email:

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or

Contact us:

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