

ON AUCTION



±1424 Sqm 3 Bedroom House with Flatlet – Jan Kempdorp, NC

INSOLVENT ESTATE INSTRUCTION

Property Information

Registered Details:	ERF 52 PTN 0 JAN KEMP
Suburb & City:	Jan Kempdorp
Property Type:	Residential
Zoning:	Residential
Property Size:	±1424 SQM
Rates & Taxes:	± R 517.00 p/m
Other:	Water (basic): ±R58.11 p/m Electricity (basic); ± R234.87 p/m, Refuse: ± R90.33 p/m & Sewerage: ± R148.32 p/m

House requires ample Improvements & Repairs
Main House (±268 Sqm) with 3 Bedrooms (Main Ensuite), Guest Toilet, Family Bathroom, Kitchen with Scullery, Lounge & Braai Room
There are incomplete building structures in courtyard.

The flat (±40 Sqm) is also in the back yard. One bedroom (which seems to be under construction), Kitchen (also under construction) Bathroom (toilet, shower & wash basin).
The outside area between the main house kitchen and flatlet has ample covered area but incomplete roof structures.
Garage (±30 Sqm)
The property also has a swimming pool which will need cleaning and repairs.

This is the ideal property for investor looking for project to restore this property to its former glory or to do a total renovation.

Auction Information & Rules

	AUCTION	ONLINE & ON-SITE
	Wednesday	18 September 13:00
	23 Grens street, Jan Kempdorp	
	https://maps.app.goo.gl/bRLV2Dik9nfJwhM	Renet 061 826 6103 Tom: 063 505 4098
	By Appointment	
	https://www.saauctiongroup.co.za/Auctions/3842/insolvent-estate-property-online-on-site-auction	

Registrations:	Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.
Deposit:	15% deposit payable on the highest bid
Confirmation period:	14 Business days
Buyer's commission:	5% + VAT
Guarantees period:	Balance of the purchase price payable within 45 days after confirmation of sale
VAT / Transfer duties:	Transfer Duties
Areas on accounts: (Rates & Taxes)	For the account of the Estate
Electrical (COC):	For the account of the Buyer

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