

# ON AUCTION



## ±764 m<sup>2</sup> 4 Bedroom Mansion with 2 Flatlets- Waterkloof, Pretoria, GP

### DECEASED ESTATE INSTRUCTION (Estate Late: JT Pidgeon)

Property Information

Registered Details:	ERF 415 PTN 0 WATERKLOOF
Suburb & City:	Waterkloof, Pretoria
Property Type:	Residential Home
Zoning:	Residential
Erf Size:	± 2552 Sqm
Rates & Taxes:	±R2685.83 p/m
Other:	Water: ±R806.57 p/m Sanitation: ±R380.86 p/m Refuse: ±R447.05 p/m

±764 m<sup>2</sup> **Main House (±477 m<sup>2</sup>):** 4 en-suite bedrooms, entrance hall, lounge, dining room, TV room, kitchen, guest bathroom, study. **Flatlet 1 (±94 m<sup>2</sup>):** Bedroom, kitchen, lounge, bathroom, 2 garages. **Flatlet 2 (±193 m<sup>2</sup>):** Bedroom, bathroom, gym & entertainment area, 2 garages. **Outside Features:** Swimming pool, lapa with thatched roof, built-in braai, wooden pergola, paved driveways, boundary walls & security features.

#### Special Condition:

Any house older than 60 years is automatically protected under the National Heritage Resources Act 25 of 1999 (NHRA). This means you cannot alter, demolish, or add to the structure without formal approval. Application must be made to the Provincial Heritage Resources Authority Gauteng (PHRAG) [www.phrag.sa.org.za](http://www.phrag.sa.org.za)

Auction Information & Rules

	<b>AUCTION</b>	<b>ONLINE &amp; ON-SITE</b>		
	Wednesday	8	Oct 2025	12:00
	<b>417 Milner Street, Waterkloof</b>			
	<a href="https://maps.app.goo.gl/p4B3YZWf1GLWk0xa9">https://maps.app.goo.gl/p4B3YZWf1GLWk0xa9</a>		Jacques 082 903 5453 Rudi 082 695 6658	
	Wednesday, 1 October 2025 from 10:00 - 13:00			
	<a href="https://www.saauctiongroup.co.za/Auctions/3960/deceased-estate-property-online-on-site-auction">https://www.saauctiongroup.co.za/Auctions/3960/deceased-estate-property-online-on-site-auction</a>			

**Registrations:** Bidders can register prior to the auction or on auction day. A copy of your 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:** 7 Business days

**Buyer's commission:** 10% + VAT

**Guarantees period:** Balance of the purchase price payable within 15 days after confirmation of sale

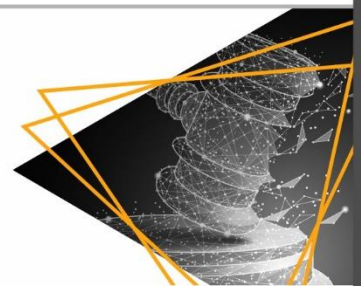
**VAT / Transfer duties:** Transfer Duty Applies

**Areas on accounts: (Rates & Taxes)** For the account of the Estate

**Electrical (COC):** For the account of the Purchaser



ADMIN OFFICE TEL: 079 339 5915  
[www.saauctiongroup.co.za](http://www.saauctiongroup.co.za)



FOLLOW US /

TOGETHER WE INCREASE