

ON AUCTION



3 Bedroom 2 Bathroom Home - Parktown North, Johannesburg, GP

INSOLVENT ESTATE INSTRUCTION

Property Information

Registered Details:	ERF 117 PTN 0 PARKTOWN NORTH
Suburb & City:	PARKTOWN NORTH
Property Type:	Residential
Zoning:	Residential
Property Size:	±1278 SQM
Rates & Taxes:	±R3,919.32 p/m
Other:	Electricity: ±R1,623.98 p/m (depending on usage) Water & Sanitation: ± R3,254.28 p/m (depending on usage) Refuse: ±R495.65 p/m

The property consists of: 3 x Bedrooms, 2 x Bathrooms (of which the main-on-suite), Living area, Dining Room, Kitchen, Scullery, Pantry, Spacious Entertainment area with guest toilet & Large veranda overlooking the pool. The interior and exterior walls are plastered and painted. Corrugated iron roof structure. Combination of pressed ceilings and rhino board. Combination of organ pine floors and tiles, except for the main bedroom that is fitted with wall-to-wall carpets. Combination of painted standard steel and wooden pane painted windows.

Outbuildings: Double Garages (automated doors). Room behind garage used as a workshop. Laundry. Spacious open area (was used as a studio) underneath the house, can be used as additional storerooms. Garden Cottage with bathroom (only fitted with shower, basin, and toilet). Another storeroom used as the garden tool room underneath the house with access from the pool area. Outdoor staff toilet.

Auction Information & Rules

	AUCTION	ONLINE & ON-SITE
	Wednesday	28 August 12:00
	14 Eleventh Ave, Parktown North, Johannesburg	
	https://maps.app.goo.gl/4s8vp6Sejh3HLdh	Renet 061 826 6103 Tom: 063 505 4098
	By Appointment	
	https://www.saauctiongroup.co.za/Onsite/1128/insolvent-estate-property-online-on-site-auct	

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: 0% + VAT

Guarantees period: Balance of the purchase price payable within 45 days after confirmation of sale

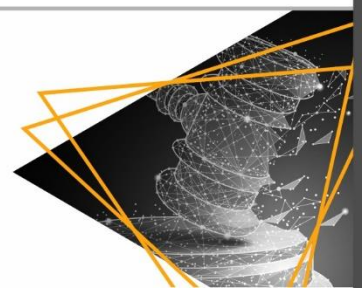
VAT / Transfer duties: Transfer Duties

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

Electrical (COC): For the account of the Buyer



ADMIN OFFICE TEL: 079 339 5915
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