

ON AUCTION



±764 m² 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 m² **Main House (±477 m²):** 4 en-suite bedrooms, entrance hall, lounge, dining room, TV room, kitchen, guest bathroom, study. **Flatlet 1 (±94 m²):** Bedroom, kitchen, lounge, bathroom, 2 garages. **Flatlet 2 (±193 m²):** 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. **Construction:** Plastered interior/exterior walls, thatched pitched roof, ceramic tile & carpet floors, Herculite ceilings, steel & wooden windows with burglar bars, plastered brick boundary walls with steel finishes, 2 wooden entrance gates.

SPECIAL CONIDITION: Any alterations / renovations must be approved by the heritage foundation.

Auction Information & Rules

	AUCTION	ONLINE & ON-SITE		
	Wednesday	8	Oct 2025	12:00
	417 Milner Street, Waterkloof			
	https://maps.app.goo.gl/p4B3YZWf1GLWk0xa9		Jacques 082 903 5453 Rudi 082 695 6658	
	Wedneaday, 1 October 2025 from 10:00 -13:00			
	https://www.saauctiongroup.co.za/Auctions/3960/deceased-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: 7 Business days

Buyer's commission: 10% + VAT

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

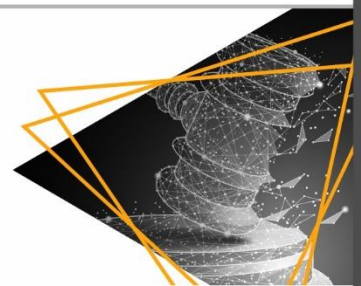
VAT / Transfer duties: Transfer Duty Applies

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

Electrical (COC): For the account of the Purchaser



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