

ON AUCTION



4 Bedroom House - Waterkloof, Pretoria, Gauteng

DECEASED ESTATE INSTRUCTION

Property Information

Registered Details:	ERF 680 PORTOPM 1
Suburb & City:	Waterkloof, Pretoria
Property Type:	Residential
Zoning:	Residential
Erf Size:	±1276 SQM
Rates & Taxes:	±R2,490.83 p/m
Other:	Water: ±147.54 p/m (depending on usage) Sanitation: ±R87.30 p/m Electricity: (depending on usage)

Erf Size: ±1 276 SQM
The subject property is located in the residential area of Waterkloof
Improvements:
Main House (±366. 49 SQM): entrance hall; 4 bedrooms (1 with en-suite bathroom); 1 dressing room; 1 lounge; 1 dining room; 1 study; passage; kitchen; 2 toilets; 1 bathroom; laundry; scullery; 2 garages; and storeroom
Surrounding Works and Structure:
Face brick walls on the outside and plastered walls on the inside, a pitched cement tile roof, concrete floors covered with carpets and ceramic and slate tiles, Herculine and knotty pine ceilings, steel window frames, brick and concrete paving, face brick boundary walls and a steel entrance gate.
Condition of Improvements:
Improvement are in poor condition and renovation will be required.

Auction Information & Rules

	AUCTION	ONLINE & ON-SITE		
	Thursday	3	April 2025	12:00
	234 Sidney Street, Waterkloof, Pretoria			
	https://maps.app.goo.gl/4smphoMJB GPS: UHgT1Lv5		Rudi 082 695 6658 Jacques 082 903 5453	
	Viewing by Appointment			
	https://saauctiongroup.co.za/Auctions/3894/deceased-estate-property-online-on-			

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: 7% + VAT

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

VAT / Transfer duties: VAT Applies

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

Electrical (COC): For the account of the Purchaser



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