

ON AUCTION  
LIQUIDATION INSTRUCTION

**± 689 SQM Vacant Stand: Blue Valley  
Golf Estate, Centurion**  
**ONLINE AUCTION**

Corner of Paisley & Balalaika Street Blue Valley Golf Estate, Centurion



AUCTION DATE

Thursday, 11 April 2024 12:00



AUCTION VENUE

Online @ [www.saauctiongroup.co.za](http://www.saauctiongroup.co.za)



VIEWING

By Appointment



INFORMATION

Renet Fouche: 061 826 6103  
Tom Fouche: 063 505 4098



REGISTRATION

<https://www.saauctiongroup.co.za/Auctions/3779/liquidation-property-online-auction-blue-vall>

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## PROPERTY INFORMATION

Registered Details:	Erf 4367 Portion 0 Kosmosdal Ext 73
Property Type:	Residential
Erf Number:	4367
Portion Number:	0
Suburb & City:	Blue Valley Golf Estate, Centurion
Address:	Corner of Paisley & Balalaika Street
Deeds Office:	Pretoria
Title Deed No:	T69460/2019
Zoning:	Residential
Property Size:	± 689 SQM
Co-ordinates:	-25.930692 / 28.111326
Rates & Taxes:	±R 2,714.92 p/m

*\*\*\*Please note should there be any arrears on the accounts they will be for the account of estate*

## Description of Improvements

The subject property is situated Corner of Paisley & Balalaika Street Blue Valley Golf Estate, Centurion.

± 689 SQM Vacant Stand: Blue Valley Golf Estate, Centurion

Blue Valley Golf and Country Estate is a residential development situated on approximately 300 hectares, along the development corridor between Johannesburg and Pretoria and access is gained from the N1 Highway. The vacant land is on the corner of Paisley and Balalaika Street within the Blue Valley Golf Estate.

The Erf consist of a vacant stand within a well-established Golf Estate.

GPS Location: <https://maps.app.goo.gl/oPMA2MYrtKpUVdDR9>

### ACCOUNTS:

- Monthly rates and taxes: ±R 2,714.92

**Ideal investment property opportunity!**



Property Photographs – Vacant Stand



**ADMIN OFFICE TEL: 051 445 2031**

**Clear Creek Trading 66 (PTY) LTD** T/a SA Auction Group | Reg. No: 2008/330218/07 | VAT No: 4880244928 | Directors: R. Herbst | J.G Le Roux | M.D. Swemmer  
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Property Photographs – The Estate



## Auction Guidelines

<b>Registrations:</b>	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.
<b>Refundable Registration Deposit:</b>	R10,000
<b>Deposit:</b>	15% deposit payable on the highest bid
<b>Confirmation period:</b>	14 Business days
<b>Buyer's commission:</b>	5% + VAT
<b>Guarantees period:</b>	Balance of the purchase price payable within 45 days after confirmation of sale
<b>VAT / Transfer duties:</b>	VAT

Upon signature, all buyers will have acknowledged and accepted the Terms & Conditions as set out in the Auction Terms & Conditions:

[Click here to view Conditions of Sale for the Property:](#)