

# ON AUCTION



## ±441 SQM House on ±1Ha Plot - Kameeldrift East, Pretoria, GP

### INSOLVENT ESTATE INSTRUCTION

Property Information

Registered Details:	FARM KAMEELDRIFT NO 298 PTN 819
Suburb & City:	Kameeldrift East, Pretoria
Property Type:	Residential
Zoning:	Residential
Property Size:	±1Ha
Rates & Taxes:	±R400 -R500 per month
Other:	Electricity: Prepaid Water: Bore Hole Water

Property Size: 1.0H - Two Bedroom house with Pool  
**HOUSE IMPROVEMENTS** (± 441 m<sup>2</sup>)  
Double Car Garage, TV Room, Lounge, Kitchen with Scullery, 2 Bedrooms  
Study, 2 Bathrooms, Play Room  
**NOTES REGARDING THE HOUSE**  
Water Damp, Roof needs TLC, Ceiling needs fixing, Wiring might need attention, Air conditioner in house, Double storey House, Deck is incomplete, Ceiling missing in some places  
**OUTSIDE IMPROVEMENT**  
Two JOJO Tanks with pressure pump, Pool Room (± 50 m<sup>2</sup>), Pool (± 40 m<sup>2</sup>)  
Store Room / Area (± 33 m<sup>2</sup>), Green House  
**GENERAL NOTES** - Green House – incomplete Bore Hole (Working)  
**STRUCTURE AND OTHER CONDITION**  
Maintenance and attention required on all building

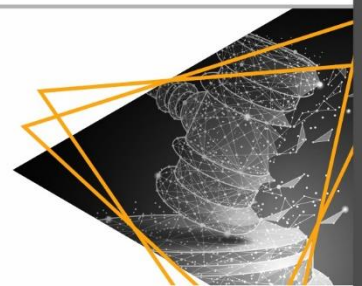
Auction Information & Rules

	<b>AUCTION</b>	<b>ONLINE ONLY</b>
	Friday	4 April 2025 12:00
	<b>Tambotie Way, Kameeldrift East, Pretoria.</b>	
	<a href="https://maps.app.goo.gl/k3VeMrfYw8EbE2S36">https://maps.app.goo.gl/k3VeMrfYw8EbE2S36</a>	Rudi 082 695 6658 Jacques 082 903 5453
	Viewing by Appointment	
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<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>Deposit:</b>	15% deposit payable on the highest bid
<b>Confirmation period:</b>	7 Business days
<b>Buyer's commission:</b>	% + VAT
<b>Guarantees period:</b>	Balance of the purchase price payable within 45 days after confirmation of sale
<b>VAT / Transfer duties:</b>	Transfer Applies
<b>Areas on accounts: (Rates &amp; Taxes)</b>	For the account of the Estate
<b>Electrical (COC):</b>	For the account of the Purchaser



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