



# PARK VILLAGE AUCTIONS

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## PROPERTY PROSPECTUS

5 JAVA HEAD AVENUE MOOIKLOOF COUNTRY ESTATE  
GARSFONTEIN ROAD, CNR JOLLIFY & MAIN ROAD  
MOOIKLOOF/TSHWANE



**PTN 286 OF THE FARM RIET FONTEIN NO 375 JR  
MEASURING 1.1020 HECTARE**

**AUCTION:**

**TUESDAY 4 MAY 2021 AT 11:00 AM**

Auctioneer: Roy Lazarus and Clive Lazarus

Unit Number 10, Ferndale Mews North,  
Cnr Oak & Dover Road, Ferndale, Randburg, 2194  
Tel: (011) 789-4375 Fax: (011) 789-4369



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# DISCLAIMER

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# CONDITIONS OF SALE

- Deposit:** 15% of the Purchase Price payable on the day of the auction
- Commission:** Buyer's commission of Five (5%) plus VAT payable on the day the auction
- Confirmation Period:** Fourteen (14) Business Days from date of signature
- Occupation:** Occupation is on the registration of transfer of the property into the Purchaser's name
- Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser ***on the registration of transfer of the property into the Purchaser's name*** and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.
- Transfer Duty / VAT:** Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)

FOR MORE INFORMATION PLEASE CONTACT: Debbie



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# PROPERTY DESCRIPTION

## **TITLE DEED NUMBER:**

T71409/2013

## **LOCATION:**

The "Mooikloof Country Estate" is situated approximately 18km East of the Pretoria CBD on **Garsfontein Road, at the intersection with corner Jollify Main Road, Mooikloof, Pretoria, Gauteng Province.**

The subject property is located within the Estate at **Number 5 Java Head Avenue** at GPS co-ordinates;  
-25.834685, 28.332246

## **PROPERTY LAYOUT:**

### **THE ESTATE:**

"**Mooikloof Estate**" is an upper income residential Estate comprising around 548 individual free hold stands all measuring around 1 Hectare each. Access to the Estate is from both Garsfontein Road to the West and Atterbury Road to the East via a secured entrance and egress gate with Security Office with mobile linked intercom systems. The internal driveways are macadamized with cement side curbing and streetlamp poles. The Estate is bound by plastered and painted brick walling, approximately 2.4 metres in height, topped with electric fencing.

The subject Stand Number 228 is located at Number 10 Gondolier Street and situated towards the Western corner of the Estate almost adjacent to the Garsfontein Road perimeter.

### **THE SUBJECT PROPERTY:**

#### Main Residence:

The subject property has been improved with a large single storey split level residential dwelling of rough plastered brick walling fitted with timber framed glazing under a mono pitched concrete roofing structure and, with access from the front driveway and parking area, via portico is comprised of an entrance foyer, guest cloakroom study, lounge, TV lounge, kitchen with scullery and walk-in fridge, second kitchen and laundry, two (2) double garages and a passage walkway from the entrance foyer area leading to a lounge and TV lounge, four (4) en-suite bedrooms each with own dressing room and the master suite also boasting small study, private lounge area and three separate walk-in closets. Glazed timber framed sliding doors from the passage walkway, TV lounge and dining room gives access to the large timber deck and patio at the back of the dwelling with built-in braai and storeroom. The secondary kitchen and laundry back door gives access to a paved courtyard leading to the staff outbuildings located at the back of the dwelling.

#### Granny Flat / Guest Suite:

An interleading door from the secondary kitchen and laundry gives access to a granny flat located on the side of the dwelling comprising an open plan lounge and kitchen and two (2) en-suite bedrooms with a glazed timber framed sliding door from the lounge area giving access to a private paved patio with built-in braai.

#### Office, Sport Centre and IBR Carport:

Located to the right of the main dwelling and forming part of the same building structure, with own separate entrance door from the driveway and parking area, is an office section comprising an entrance foyer, guest cloakroom and double garage with a tiled staircase leading down to a private office and a similar tiled staircase from the foyer area lead up to

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lounge / open plan office area. Situated at the back of the office section and forming part of the same building structure with access via the timber deck patio at the back of the dwelling and comprising a gym room with bathroom and squash court. Located on the side of the building is a steel framed under IBR roof sheeting carport providing covered parking for a further four (4) vehicles.

Staff Accommodation:

Located in the back left corner of the property is the staff accommodation comprising four (4) free-standing thatched roofed rondawels consisting of two (2) single rooms, a bathroom and a kitchen.

**LEISURE FACILITIES:**

In addition to the squash court and gym room, the outside leisure facilities include a Jacuzzi and swimming pool located on the timber deck patio at the back of the dwelling, a Boma with fire-pit and braai area, a Volleyball court in the back garden and a trampoline on the side of the dwelling.

**BOUNDARY:**

The property is bound by a combination of rough plastered brick walling, steel palisade fencing, and plastered brick walling fitted with an automated entrance and egress driving gate.

**RATES AND TAXES:**

Account Number: 5010904879  
Monthly Rates: R 8 934.40

**HOMEOWNERS ASSOCIATION/ ESTATE MANAGEMENT:**

The financial affairs of the Estate are managed by Mooikloof Homeowners Association NPC.

Contact Number: Land Line: 012 996 0290  
E-mail: [fin@mooikloofestate.co.za](mailto:fin@mooikloofestate.co.za)

**LEVY:**

Monthly Levy: R 3 757.00

**REGISTERED EXTENT OF STAND:**

1.1020 Hectares (11 020m<sup>2</sup>)

**APPROXIMATE EXTENT OF IMPROVEMENTS:**

Main Residence, Granny Flat, Office and Sport Centre:	1 292 Square Metres
Timber Deck Patio (including Jacuzzi and swimming pool):	340 Square Metres
Staff Buildings:	64 Square Metres
IBR Carport:	58 Square Metres
Incomplete thatch roof outbuilding:	75 Square Metres
IBR Carport:	52 Square Metres
Boma Area:	<u>92 Square Metres</u>
<b>Total:</b>	<b>1 977 Square Metres.</b>



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# WINDEED

## WinDeed Property Report

**windeed**  
A LexisNexis® Product

Name **RIETFontein**, Number **375**, Portion **286**

### REGISTERED PROPERTY DETAILS

Property Type	FARM	Diagram Deed	T23827/996
Farm Number	375	Registered Size	1.1020H
Portion Number	286	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Farm Name	RIETFontein	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.836485 / 28.332246
Deeds Office	PRETORIA		

### OWNER DETAILS

Owner 1 of 1

Person Type	PRIVATE PERSON	Title Deed	T71409/2013
Name	MYBURGH CHRISTO	Purchase Date	2013/05/01
ID Number	7106215033083	Purchase Price (R)	9,000,000
Share (%)	-	Registration Date	2013/09/12

### MAPS



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# PHOTOGRAPHS



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# NOTES

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