



# PARK VILLAGE AUCTIONS

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**INSOLVENT ESTATE MA DITSHEGO  
MASTER'S REFERENCE NUMBER T1180/19**

## **PROPERTY PROSPECTUS**

**61/24 BLACK EAGLE LANE LOCATED WITHIN AQUA VISTA MOUNTAIN  
ESTATE BRONKHORSTSPRUIT DAM**



**PTN 61 OF ERF 24 KUNGWINI COUNTRY ESTATE  
BRONKHORSTPRUIT DAM  
MEASURING 1591 SQUARE METRES**

**AUCTION:**

**THURSDAY 13 MAY 2021 AT 12:00 NOON  
SHOWDAY ON SUNDAY 9 MAY AT 12H00 TO 15H00**

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:

T3660/2007

## LOCATION:

The **Aqua Vista Mountain Estate** is situated on a ridge above the Bronkhorstspruit Dam, located on the Bronkhorstbaai Road, with the entrance to the Estate approximately 3.5 Kilometres from the turnoff from the R25 (Old Pretoria Road).

The subject property is located in the Estate at **Number 61/24 Black Eagle Lane** at GPS co-ordinates;

-25.888148, 28.713755

## PROPERTY LAYOUT:

### THE ESTATE:

“**Aqua Vista Mountain Estate**” is a middle to upper-income residential Estate situated on a ridge on the Northern shore of the Bronkhorstspruit Dam. The Estate comprise 400 residential stands of which around 280 have been improved with residential dwellings.

Access to the estate is via a secured entrance and egress main gate with Security office. Internal roads are brick paved with cement side curbing. Communal facilities include clubhouse, boat launch facility and jetties.

The subject stand is situated towards the middle of the Estate at **Number 61/24 Black Eagle Lane**.

### THE SUBJECT RESIDENCE:

The subject property has been improved with a double storey residential dwelling of plastered and painted and face brick walling, fitted with aluminium framed glazing under a pitched and tiled and flat roofing structure comprising on the Ground Floor of a double volume entrance foyer, formal lounge, TV lounge, dining room, entertainment lounge, kitchen with walk-in pantry and scullery, a study, guest bathroom and two (2) bedrooms and two (2) en-suite bathrooms. Glazed aluminium stack and sliding doors from the living area give access to a patio with built-in braai leading to the swimming pool located on the side of the dwelling.

A tiled pedestrian staircase from the entrance foyer leads to the Upper Level comprising a landing and passage, TV lounge, gym room, five bedrooms and four (4) bathrooms (three en-suite with main en-suite dressing room) and balcony areas at the front and side of the dwelling.

The outbuildings comprise a staff room with bathroom and two (2) double garages fitted at the front thereof with two double automated timber garage doors and an interleading door giving direct pedestrian access into the dwelling via the lounge passage. A single timber garage in the back wall of the garage gives driveway access to a timber framed under polycarbonate roof sheeting single carport, located at the back of the garage.

### GARDEN:

Garden areas are lawned currently overgrown tall grass and weeds.

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**ENTERTAINMENT / LEISURE FACILITIES:**

Situated on the side of the dwelling is an unfenced swimming pool with brick paved surround currently in a state of neglect.

**BOUNDARY:**

The street front perimeter of the property is unbound with the back and side perimeters bound by plastered and painted brick walling 1.8 Metres in height.

**RATES AND TAXES:**

Account Number: 8001088374  
Monthly Charges: R 4181.33

**ESTATE MANAGEMENT / HOMEOWNERS ASSOCIATION:  
HOMEOWNERS ASSOCIATION:**

The Aqua Vista Mountain View Estate Homeowners Association is represented by Ms. Marlene Holder.

Contact Person: Ms. Marlene Holder  
Contact Number: Land Line: 013 932 1815

**LEVIES:**

Monthly Levy: R1945.00

**REGISTERED EXTENT OF STAND:**

1 591 Square Metres

**APPROXIMATE EXTENT OF IMPROVEMENTS:**

786 Square Metres



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# WINDEED

## WinDeed Property Report

**windeed**  
A LexisNexis® Product

Township **KUNGWINI COUNTRY ESTATE, Erf 24/61**

### REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T78945/2004
Erf Number	24	Registered Size	1591.0000SQM
Portion Number	61	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Township	KUNGWINI COUNTRY ESTATE	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.888148 / 28.713755
Deeds Office	PRETORIA		

### OWNER DETAILS

#### Owner 1 of 2

Person Type	PRIVATE PERSON	Title Deed	T3660/2007
Name	DITSHOGO MAKWE ANDREW	Purchase Date	2006/10/09
ID Number	7104065558085	Purchase Price (R)	320,000
Share (%)	-	Registration Date	2007/01/10

#### Owner 2 of 2

Person Type	PRIVATE PERSON	Title Deed	T3660/2007
Name	DITSHOGO MAKOMA ELIZABETH	Purchase Date	2006/10/09
ID Number	7308250289089	Purchase Price (R)	320,000
Share (%)	-	Registration Date	2007/01/10

### MAPS



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# PHOTOGRAPHS



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