



PARK VILLAGE AUCTIONS

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FOOTWEAR DIRECT CC (IN LIQUIDATION) MRN G592/2021

PROPERTY PROSPECTUS

UNIT NUMBER 7 "SS DUNHURST ESTATE",
SCHEME NUMBER 235/2005
DUNHILL
JOHANNESBURG
GAUTENG PROVINCE



MEASURING: 132 SQUARE METRES

AUCTION:

WEDNESDAY 20 OCTOBER AT 11:00am

Auctioneer: Roy Lazarus; 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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CONDITIONS OF SALE

- Deposit:** 15% of the Purchase Price payable on the day of the auction
- Commission:** Buyer's commission of Six (6%) 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:** VAT is Payable on the Purchase amount

FOR MORE INFORMATION PLEASE CONTACT: Debbie



PROPERTY DESCRIPTION

TITLE DEED NUMBER:

ST25562/2015

REGISTERED EXTENT OF UNIT:

132 Square Metres

PROPERTY DESCRIPTION:

A semi-detached Duplex Sectional Title residential apartment unit with private walled garden and lock-up garage.

LOCATION:

The subject property is situated at **Unit Number 7 “Dunhurst Estate” Residential Complex, George Avenue, Dunhill, Glenhazel, Gauteng Province** at GPS co-ordinates;

-26.145802, 28.103297

The “Dunhurst Estate” Sectional Title complex is located middle-income residential suburb of Dunhill roughly situated in the center of the better-known suburbs of Glenhazel, Sandringham and Sydenham. The Complex is situated on George Road (M25) a main arterial route linking the N3 with Louis Botha Avenue.

PROPERTY LAYOUT:**THE SECTIONAL TITLE COMPLEX:**

“Dunhurst Estate” comprise around nineteen double storey residential buildings of plastered and painted brick walling fitted with aluminium framed glazing under pitched and tiled roofing structures comprising a total of Thirty-Eight (38), semi-detached, double storey Sectional Title units.

Access to the Complex is from Alexandria Street running parallel to George Avenue via an automated entrance and egress driveway gate with Security Office and mobile linked intercom system. The Complex is bound by plastered and painted brick walling approximately 2.1 Metres in height and topped with electric fencing. Internal roads are brick paved.

The subject unit is situated adjacent to the back Northern perimeter corresponding to **Unit Number 7**.

THE RESIDENTIAL UNIT:

With access from the paved parking area at the front of the single garage, the subject unit is comprised on the Ground Floor of an entrance foyer passage, guest cloakroom, open plan

kitchen and lounge cum dining room with a glazed aluminium sliding door from the lounge area giving access to a small patio leading to the small back garden.

A tiled pedestrian staircase from the entrance foyer passage area leads to the Upper Level comprising a landing and passage (2) bedrooms, two (2) en-suite bathrooms and balcony leading from the back bedroom.

Flooring: Ceramic floor tiles, carpeting, cement floated in the single garage
Walling: Plastered and painted brick, ceramic wall tiles
Ceiling: Painted reinforced concrete forming the flooring of the upper level, painted ceiling board

SINGLE GARAGE:

Located on the side of the unit and forming part of the same building structure is a single garage fitted at the front thereof with an automated single garage door and a pedestrian door at the back giving pedestrian access into the garage via the back garden area of the unit.

Flooring: Cement floated
Walling: Plastered and painted brick
Ceiling: Underside of roofing structure

INTERNAL AND EXTERNAL FITTINGS & FIXTURES:

- Steel security gate fitted to front entrance doors
- Burglar bars in front of window openings
- Cherry veneer wall and floor units in kitchen fitted with Granite worktops, undercounter oven, four plate electric hob with extractor canopy and a double bowl stainless steel sink unit
- Cherry veneer built-in cupboards below stairs leading to the upper level
- Cherry veneer vanities with Granite worktops in the bathrooms
- Underfloor heating
- White melamine cupboard in garage

ELECTRICAL INSTALLATION AND SUPPLY:

The electrical installation appears to comply with Municipal regulations and the supply is via the City of Johannesburg Metropolitan Municipality.

RATES AND TAXES:

Account Number: 553569494

Monthly Rates: R 1 685.67

WINDEED

WinDeed Property Report

windeed
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Name **SS DUNHURST ESTATE**, Number **235/2005**, Unit **7**

REGISTERED PROPERTY DETAILS

Property Type	SECTIONAL TITLE UNIT	Diagram Deed	-
Unit Number	7	Registered Size	132.0000SQM
Scheme Name	SS DUNHURST ESTATE	Municipality	CITY OF JOHANNESBURG
Scheme Number/Year	235/2005	Province	GAUTENG
Situated At	DUNHILL , 6 , 0	Registration Division	IR
Deeds Office	JOHANNESBURG	Coordinates (Lat/Long)	-26.145802 / 28.103297

MAPS



PROPERTY INFORMATION

No property information available.

PHOTOGRAPHS



