



PARK VILLAGE AUCTIONS

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**MINDRAME CREATIONS CC (IN LIQUIDATION)
MASTER'S REFERENCE NUMBER G784/21**

PROPERTY PROSPECTUS

14 DE WET STEET BEDFORDVIEW



ERF NUMBER 1400 : MEASURING 1 683 SQUARE METRES

AUCTION:

MONDAY 14 MARCH 2022 AT 11:00am

Auctioneer: Roy 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:** Transfer Duty or VAT is Payable on the Purchase amount (NOT BOTH)

FOR MORE INFORMATION PLEASE CONTACT: Debbie – 011 789 4375



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PROPERTY DESCRIPTION

REGISTERED DESCRIPTION:

Erf Number 1400 Bedfordview Extension 302, District of the City of Ekurhuleni Metropolitan Municipality, Gauteng Province

TITLE DEED NUMBER: T15099/2014

REGISTERED EXTENT OF STAND: 1 683 Square Metres

PROPERTY DESCRIPTION:

A four-bedroom single storey residential dwelling with two (2) double garages, staff accommodation, bedsitter flatlet and certain other improvements.

LOCATION:

The subject property is situated at **Number 14 De Wet Street, Bedfordview, Germiston, Johannesburg, Gauteng Province** at GPS co-ordinates;

-26.181037, 28.140135

Bedfordview is a middle-income residential suburb located to the East of the Johannesburg CBD just off the N3 Highway with all amenities of necessity within a short driving distance.

PROPERTY LAYOUT:

THE STAND:

The stand is roughly rectangular in proportion with the longer perimeter having street frontage onto De Wet Street. The topography of the stand is fairly even with a slight decline from East to West across the length of the stand.



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THE IMPROVEMENTS:

The Main Dwelling and Double Garage:

The property has been improved with a single storey residential dwelling of plastered and painted brick walling fitted with steel and timber framed glazing under a slate tiled roofing structure and comprising an entrance foyer, formal lounge, open plan dining room and kitchen with scullery area and an entertainment lounge with guest cloakroom. A passage walkway from the entrance foyer leads to three (3) family bedrooms, a family bathroom and the master suite comprising a bedroom cum lounge, walk-in dressing room and en-suite bathroom with an access door leading to a private courtyard with outside shower. Glazed timber doors from the entertainment lounge give access to a double garage that can serve as an extension of the entertainment lounge with similar glazed doors from the double garage, the formal lounge and front family bedrooms all leading to a covered patio at the front of the dwelling. The scullery back door give access to a paved courtyard passage leading to a laundry room at the back of the dwelling.

Bedsitter Flatlet:

Located on the side of the dwelling and forming part of the same building structure is bedsitter flatlet comprising a lounge cum bedroom, en-suite bathroom and small kitchen.

Double Garage and Staff Accommodation:

Situated on the side of the dwelling adjacent to the bedsitter flatlet, is the single storey outbuilding of similar construction comprising a double garage fitted at the front thereof with an automated garage door and the staff accommodation comprising a single room and bathroom.

APPROXIMATE EXTENT OF IMPROVEMENTS:

512 Square Metres

RATES & TAXES:

Account Number:

Unable to secure information

Monthly Rates:

Unable to secure information



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WINDEED

WinDeed Property Report

windeed
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Township **BEDFORDVIEW EXT 302, Erf 1400/0**

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed	T29076/983
Erf Number	1400	Registered Size	1683.0000SQM
Portion Number	0	Municipality	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Township	BEDFORDVIEW EXT 302	Province	GAUTENG
Registration Division	IR	Coordinates (Lat/Long)	-26.181037 / 28.140135
Deeds Office	JOHANNESBURG		

MAPS



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PHOTOGRAPHS



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NOTES



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