



# PARK VILLAGE AUCTIONS

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DULY INSTRUCTED

## PROPERTY PROSPECTUS

38 LOUW GELDENHUYS DRIVE  
EMMARENTIA



**MEASURING 1 262 SQUARE METERS**

**AUCTION:**

**TUESDAY 13 FEBRUARY 2024 AT 11H00**

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:** Twenty-One (21) 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

**TITLE DEED NUMBER:**

T2686/2003

**REGISTERED EXTENT OF THE STAND:**

1 262 Square Metres

**DESCRIPTION:**

A large, partly renovated, four-bedroom residential dwelling with flatlet, double garage, prayer room and staff accommodation.

**LOCATION:**

The subject property is situated at **Number 38 Louw Geldenhuys Drive corner Vaal Road, Emmarentia, Johannesburg, Gauteng Province** at GPS co-ordinates;

-26.149159, 28.006348

**THE SUBJECT PROPERTY:****THE STAND:**

A corner stand, roughly square in proportion with driveway access from Low Geldenhuys Street.

**THE DWELLING & OUTBUILDINGS:**The Main Residence, Double Garage and Storeroom:

The subject property has been improved with a partly refurbished, part single storey, part double storey residential dwelling of plastered and painted brick walling fitted with aluminium framed glazing under a pitched and tiled roofing structure and, with access from the front garden area via a front patio, is comprised of an entrance foyer, lounge, dining room, TV lounge, kitchen with pantry, entertainment lounge with built-in bar and a passage walkway from the entrance foyer area leading to a guest cloakroom and bathroom, linen storeroom, three (3) en-suite family bedrooms and a master bedroom suite comprising a small lounge area, en-suite bathroom, dressing and partly refurbished prayer room with own washroom facilities.

An interleading door and tiled pedestrian staircase from the entertainment lounge give access to the double garage and a storeroom located on the lower ground level below the upper ground level entertainment lounge.

Glazed aluminium doors from the lounge, TV lounge and three family bedrooms all give access to a large, tiled patio area leading to the small garden area at the back of the dwelling.

A staircase from the kitchen and pantry back door leads to the staff accommodation and bedsitter flatlet located on the lower ground level below the kitchen and lounge.

#### Bedsitter Flatlet & Staff Accommodation:

Situated on the lower ground level, below the upper lounge, is a partly refurbished bedsitter flatlet, comprising an open plan lounge cum bedroom with kitchenette area, walk in cupboard and a bathroom.

Also located on the lower ground level below the kitchen and, with access from the passage walkway on the side of the dwelling is the partly refurbished staffroom and bathroom.

#### **APPROXIMATE EXTENT OF IMPROVEMENTS:**

600 Square Metres

#### **ENTERTAINMENT / LEISURE FACILITIES:**

Leading off from the lounge and TV lounge is a large patio with built-in braai.

#### **GARDEN:**

The garden areas are lawned with established trees, shrubs and flowerbeds currently not being well maintained.

The paved driveway at the front of the double garage, parking area in the front garden and walkways around the dwelling are overgrown with weeds.



## **BOUNDARY:**

The driveway leading up to the front of the double garage is unbound with the balance of the perimeters is bound by plastered and painted brick walling approximately 2.1 Metres in height topped with electric fencing and fitted with an automated steel driveway gate.

## **MUNICIPAL INFORMATION**

### **RATES AND TAXES:**

Account Number: 551782682

Monthly Charges: R 2 241.70



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# PHOTOGRAPHS



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# NOTES

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