



PARK VILLAGE AUCTIONS

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**RAPID FIRE CONTROL ENGINEERS (PTY) LTD
MRN T874/2020**

BUYERS INFORMATION PACK

**49 DAWS AVENUE
(ERF 1036)
BEFORDVIEW**



**SHOWDAY SUNDAY
6 OCTOBER 2024
2PM-4PM**

MEASURING 1 685m² (SQUARE METERS)

LIVE ONSITE AUCTION:

MONDAY 7 OCTOBER 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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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 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 OWNER:

RAPID FIRE CONTROL ENGINEERS PTY LTD

TITLE DEED NUMBER:

T37428/2019

REGISTERED EXTENT OF STAND:

1 685 Square Metres

DESCRIPTION:

The Dwelling:

The property has been improved with a single-storey residential dwelling and outbuildings of plastered and painted brick walling, fitted with aluminium framed glazing under a pitched and tiled roofing structure and, with access from the paved parking area at the front of the double garage is comprised of an open plan entrance foyer, lounge, dining room and entertainment area, a guest cloakroom, study, kitchen with pantry, TV lounge and home studio.

A passage walkway from the entertainment area give access to four (4) bedrooms and two (2) (main en-suite with dressing room) and a linen closet.

Glazed aluminium framed sliding doors from the open plan living area and study give access to a louvre covered patio leading to the back garden and swimming pool. A timber sliding door from the kitchen and TV lounge area give access to the courtyard area located on the side of the dwelling.

Double Garage:

Situated at the front right of the dwelling and forming part of the same building structure is a double garage fitted at the front with an automated timber garage door and an interleading door giving direct pedestrian access into the dwelling via the kitchen.

Staff Accommodation & Laundry:

An interleading door from the double garage give access to the staff accommodation comprising a single room, with bathroom and kitchenette as well as a laundry, all located on the side of the dwelling and forming part of the same building structure.

Situated in the garden area on the side of the dwelling is an unfenced, empty swimming pool with brick paved surround.

MUNICIPAL VALUATION:

Land & Improvements: R3 900 000.00

RATES & TAXES:

Account Number: 2613303645

Monthly Rates: R 3 744.00

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PHOTOGRAPHS



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