

BIDDERSPACK

AUCTION SALE OF UPMARKET RESIDENTIAL DWELLING LOCATED WITHIN A SECURED “BOOMED” RESIDENTIAL SUBURB OF EDEN GLEN EXTENSION 6, EKHURULENI METROPOLITAN MUNICIPALITY, GAUTENG

Duly instructed thereto by the liquidator, in the matter Changameri Trading Projects (Pty) Ltd (In liquidation), Masters Reference Nr: L55/2020, we will sell by public auction on:

THURSDAY, 25 JULY 2024

AT 11:00

AT 46 ERASMUS ROAD, EDEN GLEN EXTENSION 6, GAUTENG

Co-ordinates 26°07'46.70"S / 28°10'19.26"E



THE PROPERTY:

Erf 453, Eden Glen Extension 6, Registration Division IR, Gauteng

Measuring: 1239 m²

IMPROVEMENTS:

A semi double storey residential dwelling built of partially plastered and painted brick walls under pitched Harvey tile roof, comprises lounge with fireplace, dining room, kitchen with scullery and pantry, entertainment room, bar, bedroom with on-suite bathroom, jacuzzi and sauna on ground floor.

Upper floor comprises 3x guest bedrooms, guest bathroom and bedroom with on-suite bathroom.

OTHER:

- 2x garages and storeroom
- Servant's quarters
- Swimming pool
- Carport
- Established garden and electric steel sliding entrance gate

ROUTE:

From the R21 follow the R24, turn left to Barbara Road, turn right onto Barbara Road, turn left at Shell garage, Sandvale Road, turn right onto Harris Road, follow Harris Road and turn left onto Erasmus Road. Auction and direction boards will be erected.

AUCTIONEERS NOTE:

This is an ideal opportunity to acquire a neat and spacious residential dwelling within a “boomed” security and highly popular residential suburb.

All prospective buyers are advised to attend the auction. Viewing by appointment with the auctioneers, day of the auction or visit our web page.

CONDITIONS OF SALE:

15% (FIFTEEN PERCENT) deposit on the day of the auction and the balance to be guaranteed within **45 (FORTY-FIVE)** days after date of confirmation of sale. Confirmation within **7 (SEVEN)** days after date of sale.

The rules of auction and sale conditions will be read out prior to the auction and terms and conditions available on request.

All potential buyers to register before the auction and proof of identity and residential address are required.



FOR FURTHER INFORMATION – CONTACT THE AUCTIONEERS
ELI STRÖH (*Klein Logo*) PROPERTY SERVICES AND AUCTIONEERS
PLATINUM PLACE, 2 WATERMELON STREET, PLATINUM PARK
✉ 1238 POLOKWANE

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